

**PB# 07-12**

**Beattie Rd. Assoc.  
(LLC)**

**55-1-33.222 & 34**

TOWN OF NEW WINDSOR  
PLANNING BOARD  
**APPROVED COPY**  
DATE: November 29, 2007

**07-12**

Beattie Road Assoc. L.L.C. CHG  
Beattie Rd. (Rahnefeld) PA 2007-119

**RESOLUTION GRANTING A LOT LINE CHANGE**

***Beattie Road Associates Lot Line Change***

**PB # 07-12**

**WHEREAS**, an application was made to the Planning Board of the Town of New Windsor for approval of a lot line change by R & C Mulligan Corp. (the "applicant") for a project described as the "Beattie Road Associates Lot Line Change";

**WHEREAS**, the subject site consists of 69.7 acres of land and comprised of two tax map parcels in the Town of New Windsor (Municipality)/ Rock Tavern identified on the tax map as section 55, block 1, and lot 33.222 & 34 (SBL 55-1-33.222 & 34); and

**WHEREAS**, the action involves a request for a lot line change, which is a minor subdivision in the Town of New Windsor; and

**WHEREAS**, the applicant has submitted a fully executed short form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

**WHEREAS**, the Planning Board conducted an uncoordinated SEQRA review for this project; and

**WHEREAS**, during the course of the Planning Board's review of the Applicant's proposed lot line change, the Planning Board received and considered correspondence from the public as well as the Town's consultants; and

**WHEREAS**, on October 24, 2007 the Planning Board waived the public hearing; and

**WHEREAS**, the Planning Board has carefully considered all of the comments raised by the public, the Board's consultants, and other interested agencies, organizations and officials, including those presented at numerous meetings of the Board as well as those submitted separately in writing; and

**WHEREAS**, the applicant has submitted a proposed subdivision plat consisting of two sheets, prepared by Pietrzak & Pfau Engineering and Surveying, PLLC dated September 7, 2007 and last revised on October 5, 2007; and

**WHEREAS**, the applicant is seeking subdivision approval for the lot line change, which would not create any new lots nor

result in any additional disturbances beyond that previously reviewed for this application;

**WHEREAS**, the Planning Board has heretofore determined that the Proposed Action minimizes or avoids significant environmental impacts and, adopted a Negative Declaration as part of the approval of a lot line change.

**NOW, THEREFORE**, the Planning Board finds that the applicant has satisfied the requirements of Town Code § 300-86 and approves the lot line change subject to the following terms and conditions:

1. The applicant shall pay all outstanding fees due the Town in connection with this application;
2. The applicant shall make any required revisions to the subdivision plat to the satisfaction of the Planning Board Engineer and Planning Board Attorney;
3. The applicant shall secure all necessary permits, approvals and authorizations required from any other agency, if required;
4. The applicant shall submit proof of satisfaction of the foregoing conditions and submit a plat for signature within six months of the date of this resolution.

Upon motion made by Member VanLeeuwen, seconded by Member Gallagher, the foregoing resolution was adopted as follows:

Member, Daniel Gallagher	<u>Aye</u>	Nay	Abstain	Absent
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Member, Howard Brown	<u>Aye</u>	Nay	Abstain	Absent
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Member, Neil Schlesinger	Aye	Nay	Abstain	<u>Absent</u>
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Member, Henry Vanleeuwen	<u>Aye</u>	Nay	Abstain	Absent
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Chairman, Genaro Argenio	<u>Aye</u>	Nay	Abstain	Absent
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- - -

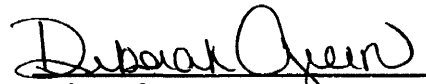
Alternate, Henry Schieble	<u>Aye</u>	Nay	Abstain	Absent
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Dated: November 2, 2007  
New Windsor, New York

  
\_\_\_\_\_  
Genaro Argenio, Chairman

Filed in the Office of the Town Clerk on this 30<sup>th</sup> day  
of November, 2007.

  
\_\_\_\_\_  
Deborah Green  
Town Clerk

**TOWN OF NEW WINDSOR PLANNING BOARD  
COUNTY OF ORANGE**

**NEGATIVE DECLARATION**

*Beattie Road Associates Lot Line Change*

*PB # 7-12*

*(S-B-L: 55-1-33.222 and 55-1-34)*

PLEASE TAKE NOTICE that, according to the provisions of Article 8 of the Environmental Conservation Law and the New York Code of Rules and Regulations Part 617, the Town of New Windsor Planning Board has adopted a Negative Declaration for the project named below. The Planning Board is serving as Lead Agency for this Unlisted Action, for an Uncoordinated review of this Unlisted Action.

Name of Project: Beattie Road Associates Lot Line Change

Action Type: Unlisted Action; Uncoordinated Review

Location: Town of New Windsor, County of Orange

Location: Beattie Road

Zoning District: R-1

Tax Map Parcel: 55-1-33.222 and 55-1-34

**Summary of Action:**

The action involves a request for a lot line change between residential lots for two parcels located in the R-1 District in the Town of New Windsor. The applicant proposes to conform the lots to the existing road, eliminating portions of the lots that are bisected by Beattie Road.

**Reasons Supporting the Negative Declaration:**

Based on its consideration of the available information, the Planning Board finds there would be no significant adverse environmental effects associated with granting the lot line change.

No new lots will be created by virtue of this lot line change. The proposed lot line change is considered to comply with all currently existing zoning requirements and municipal plans for the Town of New Windsor, and is consistent with the community character. Neither solid waste generation, energy consumption, nor public service demands would be significant or excessive for the realigned lots within this resubdivision. No other potentially significant harmful environmental impacts are identified.

Date of Adoption of Negative Declaration: October 26, 2007

Agency Address: Town of New Windsor Planning Board

Town Hall – 555 Union Avenue

New Windsor, New York 12553

Tel. (845) 563-4615

Contact Person: Genaro Argenio, Planning Board Chairman

impacts and, therefore, the accompanying Negative Declaration is hereby adopted as part of the approval of the lot line change.

NOW, THEREFORE, be it resolved as follows:

1. The Planning Board is lead agency for an uncoordinated review of this action;
2. This is an Unlisted Action for SEQRA purposes;
3. The EAF submitted by the applicant has been fully reviewed and considered by the Planning Board;
4. Having reviewed with due care and diligence the EAF submitted by the applicant, the application herein and all pertinent documentation and testimony received at the public hearing, it is determined that the proposed action will not have, nor does it include, the potential for significant adverse environmental impacts;
5. The Planning Board hereby adopts the SEQRA "Negative Declaration" annexed hereto.

Upon motion made by Member VanLeeuwen, seconded by Member BROWN, the foregoing resolution was adopted as follows:

Member, Daniel Gallagher	<u>Aye</u>	Nay	Abstain	Absent
Member, Howard Brown	<u>Aye</u>	Nay	Abstain	Absent
Member, Neil Schlesinger	Aye	Nay	Abstain	<u>Absent</u>
Member, Henry Vanleeuwen	<u>Aye</u>	Nay	Abstain	Absent
Chairman, Genaro Argenio	<u>Aye</u>	Nay	Abstain	Absent
- - -				
Alternate, Henry Schieble	<u>Aye</u>	Nay	Abstain	Absent

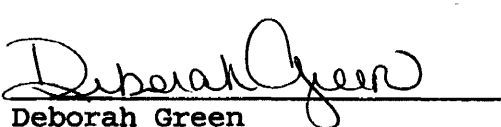
Dated: November 2, 2007

New Windsor, New York



Genaro Argenio, Chairman

Filed in the Office of the Town Clerk on this 30<sup>th</sup> day  
of November, 2007.



Deborah Green  
Town Clerk

**RESOLUTION ADOPTING A NEGATIVE DECLARATION  
FOR A LOT LINE CHANGE APPLICATION**

*Beattie Road Associates Lot Line Change  
PB # 07-12*

**WHEREAS**, an application was made to the Planning Board of the Town of New Windsor for approval of a lot line change by R & C Mulligan Corp. (the "applicant") for a project described as the "Beattie Road Associates Lot Line Change";

**WHEREAS**, the subject site consists of 69.7 acres of land and comprised of two tax map parcels in the Town of New Windsor (Municipality)/ Rock Tavern identified on the tax map as section 55, block 1, and lot 33.222 & 34 (SBL 55-1-33.222 & 34); and

**WHEREAS**, the action involves a request for a lot line change, which is a minor subdivision in the Town of New Windsor; and

**WHEREAS**, the applicant has submitted a fully executed short form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

**WHEREAS**, the Planning Board conducted an uncoordinated SEQRA review for this project; and

**WHEREAS**, during the course of the Planning Board's review of the Applicant's proposed subdivision plat, the Planning Board received and considered correspondence from the public as well as the Town's consultants; and

**WHEREAS**, on October 24, 2007 the Planning Board waived the public hearing; and

**WHEREAS**, the Planning Board has carefully considered all of the comments raised by the public, the Board's consultants, and other interested agencies, organizations and officials, including those presented at numerous meetings of the Board as well as those submitted separately in writing; and

**WHEREAS**, the applicant has submitted a proposed subdivision plat consisting of two sheets, prepared by Pietrzak & Pfau Engineering and Surveying, PLLC dated September 7, 2007 and last revised on October 5, 2007; and

**WHEREAS**, the Planning Board has determined that the Proposed Action minimizes or avoids significant environmental

**Town of New Windsor**  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#901-2007**

11/30/2007

Pietrzak And Pfau

Received \$ 150.00 for Planning Board Fees, on 11/30/2007. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

**Deborah Green**  
Town Clerk

PP# 07-12

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/30/2007

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 7-12

NAME: 55-1-33.34 BEATTIE ROAD ASSOC. LL CHG PA2007-119  
APPLICANT: BEATTIE R. ASSOCIATES, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/17/2007	REC. CK. #2451	PAID		200.00	
04/25/2007	P.B. ATTY (CORDISCO)	CHG	470.00		
04/25/2007	P.B. ENG (EDSALL)	CHG	724.00		
04/25/2007	P.B. MINUTES	CHG	28.00		
10/24/2007	P.B. MINUTES	CHG	42.00		
11/29/2007	REC. CK. #3330	PAID		1064.00	
	TOTAL:		1264.00	1264.00	0.00

11/30/07

To close out escrow

*flaming*  
11-30-07

PB #07-12 ESCROW

PIETRZAK & PFAU ENGINEERING & SURVEYING, PLLC

262 GREENWICH AVE. 294-0606  
GOSHEN, NY 10924

3330

DATE 11/29/07

50-693/219  
57311

PAY  
TO THE  
ORDER OF

Town of New Windsor

One thousand sixty-four dollars

\$1064.00

DOLLARS



KeyBank National Association  
Goshen, New York 10924  
1-888-KEY4BIZ® Key.com®

FOR Escrow Beattie R.

*Eleanor Pietrzak*

2712301

⑈003330⑈ ⑆021906934⑆ 323110008964⑈

Map Number 916-07 City 18 Town new Windsor  
Section 55 Block 1 Lot 33.222 Village 34

Title: BEATTIE R ASSOCIATES, LLC  
(lot line change)

Dated: 11-8-07 Filed 11-30-07

Approved by Genaro Argenio  
on 11-29-07

Record Owner R4C milligan corp

DONNA L. BENSON  
Orange County Clerk

07-12  
05-11  
02-30

Filing: \$20.00  
SIGN: \$15.00  
total: \$35.00

RECORDED/FILED ORANGE COUNTY  
BOOK 02007 PAGE 0916  
11/30/2007/ 13:51:25  
FILE NUMBER 20070128808  
RECEIPT#818317 djc





PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/30/2007

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 7-12

NAME: 55-1-33.34 BEATTIE ROAD ASSOC. LL CHG PA2007-119

APPLICANT: BEATTIE R. ASSOCIATES, LLC

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

11/29/2007 PLANS STAMPED APPROVED

10/24/2007 P.B. APPEARANCE LA;ND WVE PH APPR  
. NEED SOIL TESTING DATA; DEEDS TO DOMINIC AND MARK; PAY FEES

04/25/2007 P.B. APPEARANCE TO RETURN  
. TO APPROVE THE LL CHG - THEY HAVE TO CONSTRUCT THE PRIVATE  
. ROAD

03/21/2007 WORK SHOP APPEARANCE SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/30/2007

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 7-12

NAME: 55-1-33.34 BEATTIE ROAD ASSOC. LL CHG PA2007-119

APPLICANT: BEATTIE R. ASSOCIATES, LLC

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	04/18/2007	EEF SUBMITTED	04/18/2007	WITH APPLIC
ORIG	04/18/2007	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	04/18/2007	LEAD AGENCY DECLARED	10/24/2007	TOOK LA
ORIG	04/18/2007	DECLARATION (POS/NEG)	10/24/2007	DECL NEG DEC
ORIG	04/18/2007	SCHEDULE PUBLIC HEARING	/ /	
ORIG	04/18/2007	PUBLIC HEARING HELD	/ /	
ORIG	04/18/2007	WAIVE PUBLIC HEARING	10/24/2007	WAIVED PH
ORIG	04/18/2007	FINAL PUBLIC HEARING	/ /	
ORIG	04/18/2007	PRELIMINARY APPROVAL	/ /	
ORIG	04/18/2007	LEAD AGENCY LETTER SENT	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/30/2007

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LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 7-12

NAME: 55-1-33.34 BEATTIE ROAD ASSOC. LL CHG PA2007-119

APPLICANT: BEATTIE R. ASSOCIATES, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/29/2007	LL CHG APPROVAL	CHG	150.00		
11/29/2007	REC. CK. #3329	PAID		150.00	
		TOTAL:	150.00	150.00	0.00

AS OF: 11/29/2007

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSO

TASK: 7- 12

FOR ALL WORK ON FILE:

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----			
									EXP.	BILLED	BALANCE	
7-12	330938	03/21/07	TIME	MJE	WS BEATTIE RD ASSOC L/L	119.00	0.40	47.60				
7-12	330788	03/27/07	TIME	MJE	MC TC/MM BEATTIE IL Qs	119.00	0.30	35.70				
7-12	335590	04/23/07	TIME	MJE	MR BEATTIE R ASSOC COMM	119.00	0.20	23.80				
7-12	335598	04/24/07	TIME	MJE	MM BEATTIE R ASSOC	119.00	0.30	35.70				
7-12	335604	04/25/07	TIME	MJE	MR BEATTIE R ASSOC COMM	119.00	0.40	47.60				
7-12	335606	04/25/07	TIME	MJE	MC BEATTIE W/GA	119.00	0.10	11.90				
								202.30				
7-12	339792	05/23/07			BILL 07-1353						-202.30	
											-202.30	
7-12	384059				PD/CR 07-1353 PD 06/11/07			202.30				
7-12	343329	06/06/07	TIME	MJE	WS BEATTIE R LL	119.00	0.40	47.60				
7-12	356073	08/29/07	TIME	MJE	MC BEATTIE APP PLANS	119.00	0.30	35.70				
7-12	359162	09/19/07	TIME	MJE	WS BEATTIER R ASSOC L/L	119.00	0.40	47.60				
7-12	363898	10/17/07	TIME	MJE	MC BEATTIE PERC COORD	119.00	0.40	47.60				
7-12	363980	10/17/07	TIME	MJK	FI BEATTIE ASSOC. PERC	62.00	0.50	31.00				
7-12	363982	10/18/07	TIME	MJK	FI BEATTIE ASSOC PERC	62.00	3.50	217.00				
7-12	363883	10/19/07	TIME	MJE	MR BEATTIE R L/L	119.00	0.40	47.60				
7-12	364361	10/24/07	TIME	MJE	MM Beattie L/L CondAPP	119.00	0.10	11.90				
7-12	365346	10/24/07	TIME	MJE	MM BEATTIE R L/L	119.00	0.30	35.70				
								521.70				
7-12	364907	10/25/07			BILL 07-2841						-474.10	
											-474.10	
7-12	385930				PD/CR 07-2841 PD 11/08/07			474.10				
7-12	386376	11/19/07			BILL 07-3081						-47.60	
											-47.60	
					TASK TOTAL			724.00		0.00	-724.00	0.00
					GRAND TOTAL			724.00		0.00	-724.00	0.00

11/28/07 P.B.#07-12  
cc: M.E.  
D.C.

**LEGAL DESCRIPTION  
FOR  
BEATTIE R ASSOCIATES, LLC  
TAX MAP SECTION 55 BLOCK 1  
NEW LOT 33.222  
P&P NO. 27123.01**

ALL that parcel of land, lying, situate and being in the Town of New Windsor,  
County of Orange, State of New York, and being more accurately described as follows:

BEGINNING at a point on the southeasterly sideline of Beattie Road said point  
being a point in common with new lot 34 as shown on a map entitled "Beattie R  
Associates, LLC lot line change" as prepared by Pietrzak & Pfau Engineering and  
Surveying, PLLC and running thence along said sideline N37°32'27"E 646.58 feet to a  
point in common with lands now or formerly Pendleton Tax Map Section 55, Block 1.  
Lot 33.11; thence leaving said side line S52°44'54"E 399.92 feet to a point in common  
with new lot 34 as shown on the above mentioned map; thence along said lot 34  
S37°45'33"W 662.77 feet; thence N50°25'00"W 397.60 feet to the point or place of  
beginning.

Containing 5.99± acres of land.

Subject to a proposed 50 foot wide permanent easement as shown on the above  
mentioned map.

Said parcel being the same as New Tax Map Section 55 Block 1 Lot 33.222. As  
shown on map entitled "Beattie R Associates, LLC lot line change" as prepared by  
Pietrzak & Pfau Engineering and Surveying, PLLC.

MFC/lak  
BeattieR Assoc. /  
11-20-07

**LEGAL DESCRIPTION  
FOR  
BEATTIE R ASSOCIATES, LLC  
TAX MAP SECTION 55 BLOCK 1  
THE SOUTHEASTERLY PORTION OF NEW LOT 34  
P&P NO. 27123.01**

ALL that parcel of land, lying, situate and being in the Town of New Windsor,  
County of Orange, State of New York, and being more accurately described as follows:

BEGINNING at a point on the southeasterly sideline of Beattie Road said point being a point in common with lands now or formerly Galante Tax Map Section 55 Block 1 Lot 35 and running thence; along said sideline N37°32'27"E 50.03 feet to a point in common with New Tax Map Section 55, Block 1, Lot 33.222 as shown on a map entitled "Beattie R Associates, LLC lot line change" as prepared by Pietrzak & Pfau Engineering and Surveying, PLLC said point also being a point in common with a proposed 50 foot wide permanent easement and running thence along new lot 33.222 S50°25'00"E 397.60 feet; thence N37°45'33"E 662.77 feet to a point in common with lands now or formerly of Saraga Tax Map Section 55 Block 1 Lot 33.12; thence N36°11'26"E 586.20 feet to a point in common with lands now or formerly Rigoli Tax Map Section 55 Block 1 Lot 33.223 said point also being a point in common with lands now or formerly of Mulligan Tax Map Section 55 Block 1 Lot 32.1 ; thence along said lot 32.1 S83°15'15"E 491.27 feet to a point in common with lands now or formerly of Minard Tax Map Section 55 Block 1 Lot 43.22; thence along said Lot 43.22 S51°19'00"E 907.42 feet; thence S37°53'00"W 1578.95 feet to a point in common with lands now or formerly Beattie R Associates, LLC Tax Map Section 55 Block 1 Lot 42.45; thence N50°25'00"W 1706.95 feet to the point or place of beginning.

Said parcel being the southeasterly portion of New Tax Map Section 55 Block 1 Lot 34. As shown on a map entitled "Beattie R Associates, LLC lot line change" as prepared by Pietrzak & Pfau Engineering and Surveying, PLLC.

Total area of new Lot 34 contains 63.72± acres of land.

MFC/lak  
BDRAssoc.v  
11-20-07

**LEGAL DESCRIPTION  
FOR  
BEATTIE R ASSOCIATES, LLC  
TAX MAP SECTION 55 BLOCK 1  
THE NORTHWESTERLY PORTION OF NEW LOT 34  
P&P NO. 27123.01**

ALL that parcel of land, lying, situate and being in the Town of New Windsor,  
County of Orange, State of New York, and being more accurately described as follows:

BEGINNING at a point on the northwesterly sideline of Beattie Road said point being a point in common with lands now or formerly Beattie R Associates, LLC Tax Map Section 55 Block 1 Lot 42.45 and running thence; along said Lot 42.45 N50°25'00"W 751.29 feet to a point in common with lands now or formerly of Associates at the Palm, LLC Tax Map Section 55, Block 1, Lot 31; thence along said lot 31 N38°55'00"E 1135.64 feet to a point in common with lands now or formerly Congelosi Tax Map Section 55 Block 1 Lot 32.2; thence along said lot 32.2 S58°24'45"E 247.55 feet to a point in common with lands now or formerly Flannery Tax Map Section 55 Block 1 Lot 33.221; thence along said lot 33.221 S39°00'23"E 280.73 feet to a point in common with lands now or formerly of Baxter Tax Map Section 55 Block 1 Lot 33.211; thence S51°30'23"W 352.00 feet to a point in common with lands now or formerly Sullivan Tax Map Section 55 Block 1 Lot 33.212; thence along said lot 33.212 S38°29'37"E 300.00 feet to a point in common with the northwesterly sideline of Beattie Road thence; along said sideline S51°38'35"W 7.68 feet thence; S37°32'27"W 701.02 to the point or place of beginning.



Said parcel being the northwesterly portion of New Tax Map Section 55 Block 1 Lot 34. As shown on a map entitled "Beattie R Associates, LLC lot line change" as prepared by Pietrzak & Pfau Engineering and Surveying, PLLC.

MFC/lak  
BeattieRAssoc.v  
11-20-C7



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4689

## OFFICE OF THE PLANNING BOARD

November 29, 2007

Pietrzak & Pfau  
262 Greenwich Avenue, Suite A  
Goshen, NY 10924

SUBJECT: P.B. #07-12 BEATTIE R. ASSOCIATES LL CHG

Dear Sir:

Please find attached printouts of fees due for subject project.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$	150.00
Check #2 – Amount over escrow posted.....	\$	1,064.00

Upon receipt of the above checks, I will have the plans stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason  
Myra L. Mason, Secretary To The  
NEW WINDSOR PLANNING BOARD

MLM

**FAXED**

Pietrzak & Pfau  
11/29/07

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/29/2007

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 7-12

NAME: 55-1-33.34 BEATTIE ROAD ASSOC. LL CHG PA2007-119

APPLICANT: BEATTIE R. ASSOCIATES, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/17/2007	REC. CK. #2451	PAID		200.00	
04/25/2007	P.B. ATTY (CORDISCO)	CHG	470.00		
04/25/2007	P.B. ENG (EDSALL)	CHG	724.00		
04/25/2007	P.B. MINUTES	CHG	28.00		
10/24/2007	P.B. MINUTES	CHG	42.00		
		TOTAL:	1264.00	200.00	1064.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/29/2007

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LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 7-12

NAME: 55-1-33.34 BEATTIE ROAD ASSOC. LL CHG PA2007-119

APPLICANT: BEATTIE R. ASSOCIATES, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/29/2007	LL CHG APPROVAL	CHG	150.00		
			-----	-----	-----
		TOTAL:	150.00	0.00	150.00

## Client Ledger

## ALL DATES

Date	Received From/Paid To	Chc#	General	Bld	Trust Activity	
Entry #	Explanation	Ref#	Disbs	Inv#	Acc	Balance
12132	TOWN OF NEW WINDSOR					
6085924	BEATTIE ROAD ASSOCIATES/ R&C MULLIGAN CORP LO					Resp Lawyer: JRL
Apr 25/2007	Lawyer: DRC 0.30 Hrs X 175.00			3554		
66623	REVIEW NEW FILE; APPLICATION MATERIALS AND PLANS PB# 07-12					
Apr 25/2007	Lawyer: DRC 0.10 Hrs X 175.00			3554		
66624	REVIEW TOWN ENGINEER'S COMMENTS PB# 07-12					
Apr 25/2007	Lawyer: DRC 0.20 Hrs X 175.00			3554		
66625	ATTEND PLANNING BOARD MEETING PB# 07-12					
May 16/2007	Billing on Invoice 3554		0.00	3554		
69826	FEES 105.00					
May 25/2007	Town of New Windsor	010197	105.00			
72005	PMT - PAYMENT ON ACCOUNT					
Oct 22/2007	Lawyer: DRC 0.20 Hrs X 175.00			35.00		
100933	REVIEW M EDSALL'S COMMENTS PB# 07-12					
Oct 22/2007	Lawyer: DRC 0.20 Hrs X 175.00			35.00		
100934	AGGREGATE TIME SPENT FOR VARIOUS EMAILS					
Oct 24/2007	Lawyer: DRC 0.20 Hrs X 175.00			35.00		
102748	REVIEW M EDSALL'S COMMENTS PB# 07-12					
Oct 24/2007	Lawyer: DRC 0.30 Hrs X 175.00			52.50		
102760	ATTEND PLANNING BOARD MEETING PB# 07-12					
Oct 31/2007	Lawyer: DRC 0.50 Hrs X 175.00			87.50		
102830	PREPARE RESOLUTIONS ADOPTING A NEGATIVE DECLARATION AND GRANTING THE LOT LINE CHANGE PB# 07-12					
Nov 1/2007	Lawyer: DRC 0.40 Hrs X 175.00			70.00		
103385	PREPARE DRAFT NEGATIVE DECLARATION PB# 07-12					

TOTALS	CHE	+	RECOV	+	FEES	TOTAL	DISBS	+	FEES	+	TAX	-	RECEIPTS	=	A/R	TRUST
PERIOD	0.00		0.00		315.00	315.00	0.00		105.00		0.00		105.00		0.00	0.00

## REPORT SELECTIONS - Client Ledger

Layout Template  
 Requested by  
 Finished  
 Ver  
 Matters  
 Clients  
 Major Clients  
 Client Intro Lawyer  
 Matter Intro Lawyer  
 Responsible Lawyer  
 Assigned Lawyer  
 Type of Law  
 Select From  
 Matters Sort by  
 New Page for Each Lawyer  
 New Page for Each Matter  
 No Activity Date  
 Firm Totals Only  
 Totals Only  
 Entries Shown - Billed Only  
 Entries Shown - Disbursements  
 Entries Shown - Receipts  
 Entries Shown - Time or Fees  
 Entries Shown - Trust  
 Incl. Matters with Retainer Bal  
 Incl. Matters with Neg Unbld Disb  
 Trust Account  
 Working Lawyer  
 Include Corrected Entries  
 Show Check # on Paid Payables  
 Show Client Address  
 Consolidate Payments  
 Show Trust Summary by Account  
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 Register

50.00 reviewing description

\$470.00

11/29/07  
 Engineer  
 Suppore  
 724.00



PROJECT: Beattie R. Assoc. - LL Chg. P.B. # 07-12

**NEGATIVE DEC:**

M) ✓ S) B VOTE: A 5 N 0  
CARRIED: Y ✓ N    

M) ☒ S) ☒ VOTE: A 5 N 0  
CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

M) G S) B VOTE: A 5 N 0 SCHEDULE P.H.: Y      N ✓

SEND TO DEPT. OF TRANS: Y\_\_\_ REFER TO Z.B.A.: M)\_\_\_ S)\_\_\_ VOTE: A\_\_\_ N\_\_\_

M) ✓ S) G VOTE: A 5 N 0 APPROVED: 10/24/07

**CONDITIONS – NOTES:**

Soil Testing Data

Needs to Dom + Mark.

less

MEETING DATE: 10-24-07

October 24, 2007

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REGULAR ITEMS:

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BEATTIE\_R.\_ASSOCIATES\_LLC\_-\_LOT\_LINE\_CHANGE\_(07-12)

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MR. ARGENIO: Beattie R. Associates lot line change. The application proposes lot line revision of both sides of Beattie Road. Application was previously reviewed at the 25 April, 2007 planning board meeting. Sir, can I please have your name and address for the stenographer?

MR. WINTER: Keith Winter from Pietrzak and Pfau.

MR. ARGENIO: Tell us what you're doing here. I think I remember this application.

MR. WINTER: Currently proposing lot line change between two existing lots that currently expand across Beattie Road. What we're basically doing is a land swap between the two parcels so that 55-1-34 will then contain the entire property on the northwestern side of Beattie Road.

MR. ARGENIO: Do me a favor, twist it towards us for the benefit, I know what's going on there, for the benefit of the other members, show us the lots you're combining for Henry and Danny and Howard, please.

MR. WINTER: As it sits right now, 55-1-34 contains this whole site to this point and then runs across Beattie Road. The other parcel 55-1-33.222 then contains this piece here and continues across Beattie Road. What we're proposing is to basically take this whole section and take this whole section, donate it to 55-1-34 and basically give these section of land to the 33.222.

MR. ARGENIO: It's lawful to have that line extend that road?

MR. EDSALL: As a matter of fact, New Windsor code is one of the few codes that says if that's what it is the road doesn't create the subdivision, it is what it is.

MR. ARGENIO: If I remember correctly, this is a mess that we inherited kind of we're cleaning this up or am I confusing this?

MR. EDSALL: You're correct, yes.

MR. ARGENIO: It's a very straightforward application, certainly if you guys have any questions on it.

MR. VAN LEEUWEN: This was done many years ago.

MR. ARGENIO: Pretty simple package here.

MR. VAN LEEUWEN: They split it up for the kids when Ray Mulligan split it up for his kids that's when it was done years and years ago.

MR. ARGENIO: I'll accept a motion we take lead agency if somebody sees fit.

MR. VAN LEEUWEN: So moved.

MR. SCHEIBLE: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare itself lead agency for the Beattie R. Associates lot line change. I'll have a roll call.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE



MR. ARGENIO: If somebody sees fit, I will accept a motion we declare negative dec.

MR. VAN LEEUWEN: So moved.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare negative dec for the Beattie R. lot line change on Beattie Road.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Can somebody please offer me some commentary on number 6? I certainly know how I feel about it but I'll go around the room and, you know what, I'll go backwards this time, I usually go forwards, actually, I'm going to go forwards, we'll put Henry Scheible on the spot.

MR. SCHEIBLE: I'd like to see any improvement in Beattie Road.

MR. ARGENIO: How about that?

MR. SCHEIBLE: I see no reason why we should have a public hearing.

MR. BROWN: I don't think so.

MR. GALLAGHER: Absolutely not.

MR. VAN LEEUWEN: Well, since I live there I think we should have a public hearing.

MR. ARGENIO: I'll accept a motion we waive the same.

MR. GALLAGHER: So moved.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board waive the public hearing for this application. If there's no further discussion, roll call.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Dominic, am I missing anything here? Mark, any procedural issues? Pretty clean package here as far as I can see.

MR. CORDISCO: No referral needed to the County Planning Department.

MR. ARGENIO: No AG issues because of where they are?

MR. EDSALL: It's just a lot line. My only comments--

MR. VAN LEEUWEN: It is in an AG district.

MR. EDSALL: My only comments were that there seems to be either incomplete table for the soils testing or maybe I'm just misunderstanding that we make sure that's complete and secondly that the deeds reconfiguring have been submitted for checking by the town when they're being filed. The previous, one of the previous formats created the let's call it the

southeast side of Beattie Road the portion that's 55-1-34 the only area with frontage was that strip and that would have created the need for a road or a variance. They have since combined the bulk of the property all into one saddle bag type lot that eliminated that problem with the private road.

MR. ARGENIO: Somebody want to take this over the wire? I'll read the subject-tos if they see fit.

MR. VAN LEEUWEN: I so move for final.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board offer final approval to Beattie R. Associates lot line change subject to the corrected plans for the soils testing data. Are you with me, sir?

MR. WINTER: Yes.

MR. ARGENIO: Subject to the corrected plan for the soils testing data be submitted for final review by Mark's office, the new deeds for the reconfigured lots be submitted to the attorney and for the planning board engineer and the planning board review filing, that all fees be paid. You have a copy of these comments? Would you take a copy of them please?

MR. WINTER: Yes, I will.

MR. ARGENIO: If there's no further discussion, I'll have a roll call.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE

October 24, 2007

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MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

**RICHARD D. MCGOEY, P.E. (NY & PA)**

**WILLIAM J. HAUSER, P.E. (NY & NJ)**

**MARK J. EDSALL, P.E. (NY, NJ & PA)**

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**WRITER'S E-MAIL ADDRESS:**  
**MJE@MHEPC.COM**

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** BEATTIE R ASSOCIATES LOT LINE CHANGE  
**PROJECT LOCATION:** BEATTIE ROAD  
SECTION 55 – BLOCK 1 – LOTS 33.222 & 34  
**PROJECT NUMBER:** 07-12  
**DATE:** 24 OCTOBER 2007  
**DESCRIPTION:** THE APPLICATION PROPOSES LOT LINE REVISIONS ON BOTH SIDES OF BEATTIE ROAD. THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 25 APRIL 2007 PLANNING BOARD MEETING.

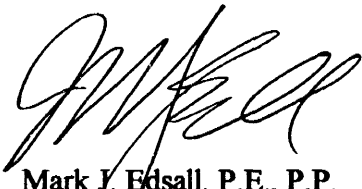
1. Currently, both lots are split, with portions of each side of Beattie Road. As I now understand the proposal:
  - The entire lands on the Northwest side of Beattie Road would become part of lot 34.
  - On the Southeast side of Beattie, lot 33.222 would become larger, with lot 34 having a 50 ft. strip out to Beattie Road. They have also reserved a permanent easement for grading and construction of the future road.
2. Normally the southeast portion of lot 34 would need a width variance (or that lot would need to develop a private road), but because it is connected to the portion of lot 34 on the northwest side of Beattie, the lot provides zoning compliance. Lot 33.222 continues compliance by becoming larger.
3. To demonstrate that lot 34 remains buildable from a sanitary disposal basis, field soils tests were performed. The table on drawing #2 is not complete. Finalize on plans submitted for stamp of approval.
4. To my knowledge, there are no other Involved Agencies for this application. As such, the Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.

**REGIONAL OFFICES**

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• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

5. The Planning Board may wish to classify this action as an "unlisted action" under SEQRA, and consider a "negative declaration" of environmental significance, based on the information presented and reviewed.
6. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Section 257-13 (A) of the Subdivision Regulations.
7. If the Board deems it appropriate to grant conditional final approval, I recommend the following conditions, in addition to those outlined by the Planning Board:
  - That the corrected plans with the soils testing be submitted for final review.
  - That the new Deeds for the reconfigured lots be submitted to the Attorney for the Planning Board and Engineer for the Planning Board for review.
  - That all fees be paid prior to stamp of approval (inspection fees must be paid prior to start of any construction work).

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board

MJE/st  
NW07-12-24Oct07.doc



# **PIETRZAK & PFAU**

ENGINEERING & SURVEYING, PLLC

October 5, 2007

Genaro Argenio, Chair  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, NY 12553

Re: Beattie R Associates – Lot Line Change  
P&P No. 25142.01

Dear Mr. Argenio:

In reference to the above project, enclosed please find ten (10) copies of the revised lot line change plans. Revisions have been made in accordance with the workshop meeting of September 19, 2007. The following specific revisions have been made to the plans:

1. The references to Lots 1 and 2 have been removed from the plan. The plan now just lists the Tax Lot Numbers (i.e., Lot 1 is 34 and Lot 2 is 33.222).
2. References to “east and west” have been removed from the plans.
3. A net lot area has been added to the bulk table and provided calculations for both lots.
4. SDS and well design have been added to Lot 34.
5. Deep tests and percolations tests have been performed for the SDS for Lot 34.
6. The proposed road plan and profile have been removed from the plan set.
7. A JSI will be scheduled for Lot 34 for the sanitary design.
8. A key map for the existing and proposed lot line change is now shown, so it is clear to the Tax Map Department.
9. The bulk requirements now reflect both lots as existing and proposed.
10. The easement for access to Lot 34 on Lot 33.222 has been made a permanent easement.

October 5, 2007

Beattie R Associates – Lot Line Change

Page 2

Our office is currently working on obtaining a new proxy form which will authorize our office to represent this application. Once received, we will forward same to you.

Please place this item on the October 24, 2007 Planning Board agenda. Should you have any questions or require anything further, please do not hesitate to contact this office.

Very truly yours,

PIETRZAK & PFau, PLLC

Joseph J. Pfau, P.E.

JJP/tmp

encs.

cc: I. Gross, w/enc.

S. Schutzman, Esq., w/enc.



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/24/2007

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
O [Disap, Appr]

FOR PROJECT NUMBER: 7-12

NAME: 55-1-33.34 BEATTIE ROAD ASSOC. LL CHG PA2007-119

APPLICANT: BEATTIE R. ASSOCIATES, LLC

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

04/25/2007 P.B. APPEARANCE TO RETURN  
. TO APPROVE THE LL CHG - THEY HAVE TO CONSTRUCT THE PRIVATE  
. ROAD

03/21/2007 WORK SHOP APPEARANCE SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/24/2007

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 7-12

NAME: 55-1-33.34 BEATTIE ROAD ASSOC. LL CHG PA2007-119

APPLICANT: BEATTIE R. ASSOCIATES, LLC

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	04/18/2007	MUNICIPAL HIGHWAY	/ /	
ORIG	04/18/2007	MUNICIPAL WATER	/ /	
ORIG	04/18/2007	MUNICIPAL SEWER	/ /	
ORIG	04/18/2007	MUNICIPAL FIRE	04/24/2007	APPROVED
ORIG	04/18/2007	NYS DOT	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/24/2007

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 7-12

NAME: 55-1-33.34 BEATTIE ROAD ASSOC. LL CHG PA2007-119  
APPLICANT: BEATTIE R. ASSOCIATES, LLC

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	04/18/2007	EAF SUBMITTED	/ /	
ORIG	04/18/2007	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	04/18/2007	LEAD AGENCY DECLARED	/ /	
ORIG	04/18/2007	DECLARATION (POS/NEG)	/ /	
ORIG	04/18/2007	SCHEDULE PUBLIC HEARING	/ /	
ORIG	04/18/2007	PUBLIC HEARING HELD	/ /	
ORIG	04/18/2007	WAIVE PUBLIC HEARING	/ /	
ORIG	04/18/2007	FINAL PUBLIC HEARING	/ /	
ORIG	04/18/2007	PRELIMINARY APPROVAL	/ /	
ORIG	04/18/2007	LEAD AGENCY LETTER SENT	/ /	

April 25, 2007

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BEATTIE\_R.\_ASSOCIATES,\_LLC\_-\_LOT\_LINE\_CHANGE\_(07-12)

---

MR. ARGENIO: Beattie R. Associates LLC lot line change. Anyone here to represent this?

MR. RAHNEFELD: My name is Robert Rahnefeld, land surveyor for the lot line change.

MR. ARGENIO: Can you tell us what you'd like to do?

MR. RAHNEFELD: Basically, there's two existing lots and both of them lie on each side of Beattie Road in Rock Tavern. The owner has a, of this land has two tax maps in his name and lives in the house right on Beattie Road. He has been offered for, is offering to sell the land to a developer in conjunction with another piece of property to the south, all right, there was an agreement to make a lot line change that would, this is how it exists now, to change this property line and move it over to here to give the access and access to the acreage on this side and this side of the road. We had a meeting with the building inspector who said that we should it call east and west, the tax maps will remain the same and we'll finish up with a plan that kind of looks like this. The owner will retain about I think it's five acres here, five or six acres right here and the rest of land will be sold off to the developer.

MR. VAN LEEUWEN: Owner is Mulligan Corporation?

MR. RAHNEFELD: Yes, right.

MR. VAN LEEUWEN: I live right next door.

MR. RAHNEFELD: Where are you, sir?

MR. VAN LEEUWEN: I'm just up the road a little bit. I don't see where this is a big deal.

MR. ARGENIO: Mark, can you elaborate a little bit about the fact that this is now going to be a flag lot and there seems to be a problem with the frontage issue?

MR. EDSALL: What I missed when it was explained to me the first time until I got the submittal and was able to figure out which is clear now that you look at a complete plan, I did the same thing with the tax map, the problem with the, what they're proposing is that the resultant lot 34 would only end up with a 50 foot strip out to Beattie and the lot width requirement in the town is 175. If they were building a road at this point then they could develop the lots off of the private road or a town road and meet the width requirements but as it's proposed with just the pure lot line change, it would create a problem with zoning.

MR. RAHNEFELD: I understand the problem. Could I offer a suggestion?

MR. ARGENIO: Certainly.

MR. RAHNEFELD: Maybe we could delineate this section of roadway that's going to be 50 feet and there's a 50 foot easement for any kind of grading purposes, so, actually, you would have like 100 feet until the road's built, we could designate that as future right-of-way something.

MR. ARGENIO: So are you proposing to construct a private road?

MR. RAHNEFELD: There would be if this is approved, that's where the road access to this piece would be.

MR. ARGENIO: That's not what I asked you. I asked you if you're proposing to construct, I asked you if you're asking our opinion about the idea of constructing a private road in that 50 foot easement to access that . . .

April 25, 2007

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rear lot number 34.

MR. RAHNEFELD: I don't think it would be constructed at this time.

MR. VAN LEEUWEN: He's going to sell this piece to the developer.

MR. ARGENIO: Where can we go with this, Mark?

MR. EDSALL: Like I said, a pure lot line change couldn't be approved unless there was a road proposed as part of it or it would need a variance and I doubt it would obtain a variance.

MR. ARGENIO: Do you follow what he's saying? To get access to that property you need to create a private road in that 50 foot wide flag or easement whatever you'd like to call it but you need to have that private road go to that main lot in the back so you can meet your frontage requirement.

MR. EDSALL: The only other way they can do it, Mr. Chairman, is to temporarily leave 175 foot strip out and then at such time that lot 34 is subdivided make another change.

MR. RAHNEFELD: Mr. Chairman, can I just consult with the lawyer, I believe there's some contractual arrangements that affect this 50 foot?

MR. ARGENIO: Go ahead, certainly he can come up and speak if he would like to.

MR. RAHNEFELD: There's contractual arrangements set up by the owner of this property that the purchaser can only have 50 feet here so this was made before we even did the survey so we're kind of stuck with this layout, if he can't do the lot line change, he can't.

MR. ARGENIO: We cannot approve that layout.

MR. RAHNEFELD: I noticed that when I did that that this side wouldn't conform.

MR. ARGENIO: I don't claim to be a zoning expert or an attorney but we cannot approve that the way it's shown but I think Mr. Van Leeuwen has got a good idea, the private road requirements in the Town of New Windsor are not excessive, I have a private road where I live and it's, I think it's nice, I think it's something you should consider.

MR. VAN LEEUWEN: That would be the easiest way out for everybody.

MR. EDSALL: You would effectively have to build a private road up the 50 foot strip and then create a temporary turnaround at lot 34 internal and you could extend it, you could improve it at a later time, technically, it would be there to service lot 34 and the existing Mulligan lot on the east side.

MR. ARGENIO: That new lot line shown at 397.6 feet long which is certainly well below the 800 or 850 foot length requirement do not exceed 850 feet or 800 feet, I forget what it is, so you can do it, it's not a big deal.

MR. RAHNEFELD: I know I can do it. I don't know if the owner wants to do it, that's what the problem is.

MR. VAN LEEUWEN: Only one little problem, okay, I live out there and we have a lot of kids riding around on motorcycles and let me tell you something, they got some of this land, not this particular land, but the other lands of Mulligan which I think is over here.

MR. RAHNEFELD: Down in here.

April 25, 2007

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MR. VAN LEEUWEN: Those kids are riding, they go in the back of my property, they've got huts set up, they've got fires going back there, I got the cops in there two, three times a week and that's the only thing. What I would suggest you do if you're going to put a private road in, put a gate in front of it, go put a chain link fence, something in front of it because otherwise, the kids are going to be up in here riding around, they ride around on Sunday morning from 7 o'clock till dark.

MR. ARGENIO: It's probably you riding the motorcycles.

MR. VAN LEEUWEN: No, I'm too old for that.

MR. ARGENIO: Thank you.

MR. RAHNEFELD: So we would, in other words, to accomplish this we'd have to actually construct a private road with pavement?

MR. ARGENIO: I don't know if it includes pavement.

MR. EDSALL: It's oil and chip on 12 inches.

MR. RAHNEFELD: Some kind of surface it would have to be graded and--

MR. EDSALL: Yes.

MR. ARGENIO: With a cul-de-sac.

MR. VAN LEEUWEN: But, you know, you're going to do it eventually anyway, I'm not trying to break your horns or anything but you've got to put a wire across the road otherwise you've got lawsuits. I already got one.

MR. ARGENIO: Thank you.

MR. RAHNEFELD: Thank you.





**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

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**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** BEATTIE R ASSOCIATES LOT LINE CHANGE  
**PROJECT LOCATION:** BEATTIE ROAD  
SECTION 55 – BLOCK 1 – LOTS 33.222 & 34  
**PROJECT NUMBER:** 07-12  
**DATE:** 25 APRIL 2007  
**DESCRIPTION:** THE APPLICATION PROPOSES LOT LINE REVISIONS ON BOTH SIDES OF BEATTIE ROAD.

1. Currently, both lots are split, with portions of each side of Beattie Road. As I now understand the proposal:
  - The triangular portion of lot 34 on the north side of Beattie Road would become part of lot 33.222 (resulting in all the lands on the north side being part of lot 33.222).
  - On the south side of Beattie, lot 34 would retain a 50 ft. strip for access and lot 33.222 would be "widened" to the west.
2. The application seems to make sense; however, because no development of lot 34 is proposed (ie no road), lot 34 now becomes a "flag lot". Either a road needs to be proposed as a part of the application, or the 50' strip must be widened to meet the minimum lot width requirement of 175 ft.
3. Until the applicant indicates their intent on the application, we will defer making any further comment.

Respectfully Submitted,

  
Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board

MJE/st  
NW07-12-25Apr07.doc

**REGIONAL OFFICES**

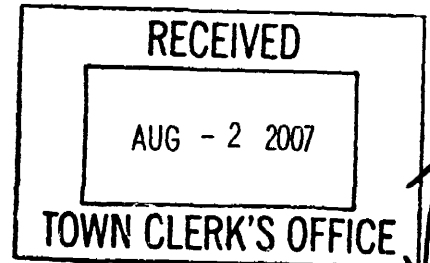
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• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

cc: P/Board



## TOWN OF NEW WINDSOR

TOWN CLERK'S OFFICE  
555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (845) 563-4611  
Fax: (845) 563-4670



### REQUEST FOR PUBLIC RECORDS

Date: 8/2/03

Name: PIETRZAK & PAUL ENGINEERING & Surveying

Address: 2602 GREENWICH AVE  
GOSHEN, NY 10924

Phone: (845) 10274-0606

Representing: ISSAC GROSS

**Please specify:**

- Property location (street address or section, block and lot number)
- Department you are requesting records from
- Describe information requested as fully as possible

WE ARE LOOKING FOR ANY PLANNING  
BOARD APPLICATIONS FOR A  
SUBDIVISION OF TAX MAP SECTION 55.

BLOCK 1, LOTS 24 & 33.222 - WE  
ARE REPRESENTING THE PRESENT  
OWNER WHO WISHES TO MOVE FORWARD  
W/ PROPERTY

The Freedom of Information Law requires that an agency respond to a request within five business days of receipt of a request. Therefore, I would appreciate a response as soon as possible and look forward to hearing from you shortly.

If for any reason any portion of my request is denied, please inform me of the reasons for the denial in writing and provide the name and address of the person or body to whom an appeal should be directed.



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

☐ **Main Office**  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mheny@mhepc.com

☐ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@mhepc.com

**Writer's E-mail Address:**  
mje@mhepc.com

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

**TOWN / VILLAGE OF:** New Windsor **P/B APP. NO.:** 100-3 07-12

**WORK SESSION DATE:** 6 June 2007 **PROJECT:** NEW    OLD X

**REAPPEARANCE AT W/S REQUESTED:** Not now **RESUB. REQ'D:** re-sub

**PROJECT NAME:** Beattie R

**REPRESENTATIVES PRESENT:** Stan Schutzman Esq / HDR

**MUNICIPAL REPS PRESENT:** BLDG INSP.    PB ATTY.     
FIRE INSP. GINH PLANNER     
MHE REP (MJE) (Other)    P/B CHMN    OTHER   

**ITEMS DISCUSSED:**

- drive - need for private road  
- their atty wants to have everything  
done in 4c filing - no way  
- told them they can bond P/R  
- they indicate likely intent  
to submit Senior SR on rear  
property - said they met  
w/ CAG re app

**STND CHECKLIST:**

DRAINAGE     
DUMPSTER     
SCREENING     
LIGHTING     
(Streetlights)  
LANDSCAPING     
BLACKTOP     
ROADWAYS     
APPROVAL BOX   

**PROJECT**  
**TYPE**

SITE PLAN  
SPEC PERMIT  
LL CHG.  
SUBDIVISION  
OTHER

**PROJECT STATUS:**

ZBA Referral:    Y X N

Ready For Meeting X Y    N

Recommended Mtg Date new format



**McGOEY, HAUSER and EDSALL**  
CONSULTING ENGINEERS P.C.

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Millford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@mhepc.com

Writer's E-mail Address:  
mje@mhepc.com

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

TOWN/VILLAGE OF:

NEW WINDSOR

P/B APP. NO.: 100-3

WORK SESSION DATE:

19 SEPT 2007

PROJECT: NEW

OLD

REAPPEARANCE AT W/S REQUESTED:

NO

RESUB. REQ'D:

New plan

PROJECT NAME:

Beattie R Arroc

REPRESENTATIVES PRESENT:

Joe Phan

MUNICIPAL REPS PRESENT:

BLDG INSP.

FIRE INSP.

P/B CHMN

PB ATTY.

PLANNER

OTHER

MHE REP (MJE) (Other)

ITEMS DISCUSSED:

- call out as to rep #1
- show total lot - east west
- add net area line
- show subdivision
- SDI for big lot
- Per witness
- simple 4/1
- cls OCSIP

STND CHECKLIST:

DRAINAGE

DUMPSTER

SCREENING

LIGHTING

(Streetlights)

LANDSCAPING

BLACKTOP

ROADWAYS

APPROVAL BOX

PROJECT  
TYPE

SITE PLAN

SPEC PERMIT

L I CHG.

SUBDIVISION

OTHER

PROJECT STATUS:

ZBA Referral: Y N

Ready For Meeting Y N

Recommended Mtg Date

P.B. # 07-12 Application Fee

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#291-2007**

04/24/2007

S M E International Associates, Inc.

Received \$ 75.00 for Planning Board Fees, on 04/24/2007. Thank you for  
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

**Deborah Green**  
Town Clerk



RESULTS OF P.B. MEETING OF: April 25, 2007

P.B. # 07-12

**NEGATIVE DEC:**

M)\_\_\_\_S)\_\_\_\_VOTE: A\_\_\_\_N\_\_\_\_

CARRIED: Y\_\_\_\_\_N\_\_\_\_\_

CARRIED: Y\_\_\_\_\_N\_\_\_\_\_

WAIVED: \_\_\_\_\_ CLOSED: \_\_\_\_\_

M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_ SCHEDULE P.H.: Y \_\_\_\_\_ N \_\_\_\_\_

SEND TO O.C. PLANNING: Y\_\_\_\_  
SEND TO DEPT. OF TRANSPORTATION: Y\_\_\_\_

REFER TO Z.B.A.: M)\_\_\_\_ S)\_\_\_\_ VOTE: A\_\_\_\_ N\_\_\_\_

RETURN TO WORK SHOP: Y\_\_N\_\_

**APPROVAL:**

M)    S)    VOTE: A    N    APPROVED:                     

NEED NEW PLANS: Y\_\_\_N\_\_\_

**CONDITIONS – NOTES:**

To approve the L L Chg - They have to construct the private Rd.

**FIRE INSPECTOR'S  
INTER-OFFICE CORRESPONDENCE**

**TO: Genaro Argenio, Planning Board Chairman**

**FROM: Kenneth Schermerhorn, Asst. Fire Inspector**

**SUBJECT: PB-07-12**  
**Beattie R. Assoc.**  
**SBL: 55-1-33.34**

**DATE: April 24, 2007**

**Fire Prevention Reference Number: FPS-07-011**

**A review of the above referenced lot line change has been conducted and is approved.**



**McGOEY, HAUSER and EDSALL**  
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**Writer's E-mail Address:**  
mje@mhepc.com

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

TOWN/ VILLAGE OF: New Windsor

P/B APP. NO.: 1003 - 12

WORK SESSION DATE: 21 March 2007

PROJECT: NEW OLD

REAPPEARANCE AT W/S REQUESTED: NO

RESUB. REQ'D: Full App

PROJECT NAME: Beattie Rd. 4c

REPRESENTATIVES PRESENT: Lee Addie

**MUNICIPAL REPS PRESENT:**

BLDG INSP. \_\_\_\_\_

PB ATTY. \_\_\_\_\_

MHE REP (MJE) (Other) \_\_\_\_\_

FIRE INSP. \_\_\_\_\_

PLANNER \_\_\_\_\_

P/B CHMN \_\_\_\_\_

OTHER \_\_\_\_\_

ITEMS DISCUSSED: 55-1-34 + 33,222

**STND CHECKLIST:**

**PROJECT**  
**TYPE**

Totally separate property - next to east.

DRAINAGE \_\_\_\_\_

SITE PLAN

222 increasing - pick up to south  
small area

DUMPSTER \_\_\_\_\_

SPEC PERMIT

34 still spans Beattie & will  
pick up more "usable" land on  
west

SCREENING \_\_\_\_\_

L L CHG.

rec reserve 50' gradway  
east.

LIGHTING \_\_\_\_\_

(Streetlights)

SUBDIVISION

Short EAF

LANDSCAPING \_\_\_\_\_

OTHER

Atty to ck w/ 239 re Ag.

BLACKTOP \_\_\_\_\_

ROADWAYS \_\_\_\_\_

APPROVAL BOX \_\_\_\_\_

**PROJECT STATUS:**

ZBA Referral: \_\_\_\_\_ Y X N

Ready For Meeting X Y \_\_\_\_\_ N

Recommended Mtg Date next avail

— (will be withdrawn → old g/s) 07-12



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4689

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision\_\_\_\_ Lot Line Change ☒ Site Plan\_\_\_\_ Special Permit\_\_\_\_

Tax Map Designation: Sec. 55 Block 1 Lot 33.222 & 34

### BUILDING DEPARTMENT PERMIT NUMBER:

PA 2007 - 119  
MUST FILL IN THIS NUMBER

1. Name of Project LOT LINE CHANGE TMBL 55-1-33.22 & 34
2. Owner of Record R & C MULLIGAN CORP. Phone \_\_\_\_\_  
Address: 508 BEATTIE ROAD, ROCK TAVERN, NY 12575  
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant BEATTIE R. ASSOCIATES, LLC Phone (845) - 356 - 6300  
Address: 46 MAIN ST. SUITE 372, MONSEY NY 10952  
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan ROBERT R. RAHNEFELD Phone 845 735 9216  
Address: P.O. BOX 881 PEARL RIVER NY 10965  
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney STANLEY A. SCHUTZMAN Phone 845 471-7177  
Address: 6 JEANNE DRIVE P.O. BOX 7229 NEWBURGH, NY 12550  
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:  
ROBERT R. RAHNEFELD 845-735-9216 845-620-0752  
(Name) (Phone) (fax)
7. Project Location: On the N&S side of BEATTIE ROAD  
(Direction) (Street)
8. Project Data: Acreage 69.7 Zone R-1 School Dist. WASHINGTONVILLE

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes ☒ No ☐

**\*This information can be verified in the Assessor's Office.**

**\*If you answer yes to question 9, please complete the attached AAgricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) LOT LINE CHANGE  
FOR LOTS 33.22 AND 34

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes ☐ no ☒

12. Has a Special Permit previously been granted for this property? yes ☐ no ☒

**IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.**

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

Catherine C. Malligan  
(OWNER'S SIGNATURE)

6<sup>th</sup> DAY OF April 2007 X  
(AGENT'S SIGNATURE)

BEATTIE R. ASSOCIATES, LLC  
Please Print Agent's Name as Signed

DAVID A. DONOVAN  
Notary Public, State of New York  
No. 02DO4888187  
Qualified in Orange County  
Commission Expires March 9, 2011

TOWN USE ONLY:

DATE APPLICATION RECEIVED

07-12  
APPLICATION NUMBER

**AGENT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
**TOWN OF NEW WINDSOR PLANNING BOARD**

R&C Mulligan Corp., deposes and says that he resides  
(OWNER)  
at 508 Beattie Road, Rock Tavern in the County of Orange  
(OWNER'S ADDRESS)  
and State of New York and that he is the owner of property tax map  
(Sec. 55 Block 1 Lot 33.22)  
designation number (Sec. 55 Block 1 Lot 34) which is the premises described in  
the foregoing application and that he designates:

\_\_\_\_\_  
(Agent Name & Address)

Pietrzak & Pfau Engineering & Surveying, LLC - 262 Greenwich Avenue, Goshen, NY  
(Name & Address of Professional Representative of Owner and/or Agent) 10924

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR  
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

SWORN BEFORE ME THIS:

\*\* Catherine C. Mulligan  
Owner's Signature (MUST BE NOTARIZED)

10<sup>th</sup> DAY OF October 2007)

**Bonnie FitzPatrick**  
**Notary Public, State of New York**  
**Registration #01FI6039298**  
**Qualified in Orange County**  
**My Commission Expires March 27, 2010**

Bonnie FitzPatrick  
NOTARY PUBLIC

\_\_\_\_\_  
Agent's Signature (If Applicable)

Vincent C. Hughes  
Professional Representative's Signature

\*\* PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.

**THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER**

# TOWN OF NEW WINDSOR PLANNING BOARD SUBDIVISION LOT LINE CHANGE CHECKLIST

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. ☒ Name and address of Applicant.
- \* 2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location
4. ☒ Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval. **(ON ALL PAGES OF SUBDIVISION PLAN)**  
  

SAMPLE:
5. ☒ Tax Map Data (Section, Block & Lot).
6. ☒ Location Map at a scale of 1" = 2,000 ft.
7. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
8. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. ☒ Date of plat preparation and/or date of any plat revisions.
10. ☒ Scale the plat is drawn to and North arrow.
11. ☒ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. ☒ Surveyor's certificate.
13. ☒ Surveyor's seal and signature.
14. ☒ Name of adjoining owners.
15. ☒ ~~Wetlands and 100 foot buffer zone~~ <sup>FEDERAL</sup> with an appropriate note regarding DEC requirements.
- \* 16. N/A Flood land boundaries.
17. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.

18. ✓ Final metes and bounds.
19. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. ✓ Include existing or proposed easements.
21. ✓ Right-of-way widths.
22. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. ✓ Lot area (in square feet for each lot less than 2 acres).
24. ✓ Number the lots including residual lot.
25. ✓ Show any existing waterways.
- \*26. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. ✓ Applicable note pertaining to owner's review and concurrence with plat together with owner's signature.
28. ✓ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. N/A Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. N/A Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. N/A Provide A septic system design notes as required by the Town of New Windsor.
32. N/A Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. N/A Indicate percentage and direction of grade.
34. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. N/A Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. ✓ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. ✓ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGMENT:**

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE

BY: 

Licensed Professional

Date

03/23/07

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

**PLEASE NOTE:**

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

**THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.**

07-12

**AGENT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

R & C MULLIGAN CORP., deposes and says that he resides  
(OWNER)

at 508 BEATTIE ROAD, ROCK TAVERN in the County of ORANGE  
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. 55 Block 1 Lot 33.222)  
designation number (Sec. 55 Block 1 Lot 34) which is the premises described in  
the foregoing application and that he designates:

BEATTIE RD. ASSOCIATES LLC 46 MAIN ST. SUITE 372 MONSEY NY 10952  
(Agent Name & Address)

(AGENT) STANLEY A. SCHUTZMAN 6 JEANNE DRIVE P.O. BOX 7229 NEWBURGH NY 12550  
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR  
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

SWORN BEFORE ME THIS:

6<sup>th</sup> DAY OF April 2007

\*\* Catherine C. Mulligan  
Owner's Signature (MUST BE NOTARIZED)

X [Signature]  
Agent's Signature (If Applicable)

[Signature]  
NOTARY PUBLIC **DAVID A. DONOVAN**  
Notary Public, State of New York  
No. 02DO4888187  
Qualified in Orange County  
Commission Expires March 9, 2011

Stanley A. Schutzman  
Professional Representative's Signature (AGENT)  
Stanley A. Schutzman, Attorney

**\*\* PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

Robert RAHNEREID

**THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER (SURVEYOR)**

LEE ADDE EIT

[Signature]

IF APPLICABLE "XX"

\*\*This form to be completed only if you answer "yes" to question #9 on the application form.

AGRICULTURAL DATA STATEMENT

1. Name and Address of Applicant:  
BEATTIE R. ASSOCIATES, 46 MAN ST SUITE 372  
MONSEY NY 10952
2. Description of proposed project and its locations:  
LOT LINE CHANGE FOR LOTS 33.22 AND 34.  
P
3. Name and address of any owner of land within the Agricultural District:  
R & C MULLIGAN CORP. 508 BEATTIERD  
ROCKTAVERN NY 12575
4. Name and address of any owner of land containing farm operations located within 500 feet of the boundary of the subject property. SEC 55 BLK 1 LOT 43.22  
ROBERT W MINARD 326 CLINTONDALE NY 12515
5. A map is submitted herewith showing the site of the proposed project relative to the location of farm operations identified in this statement.



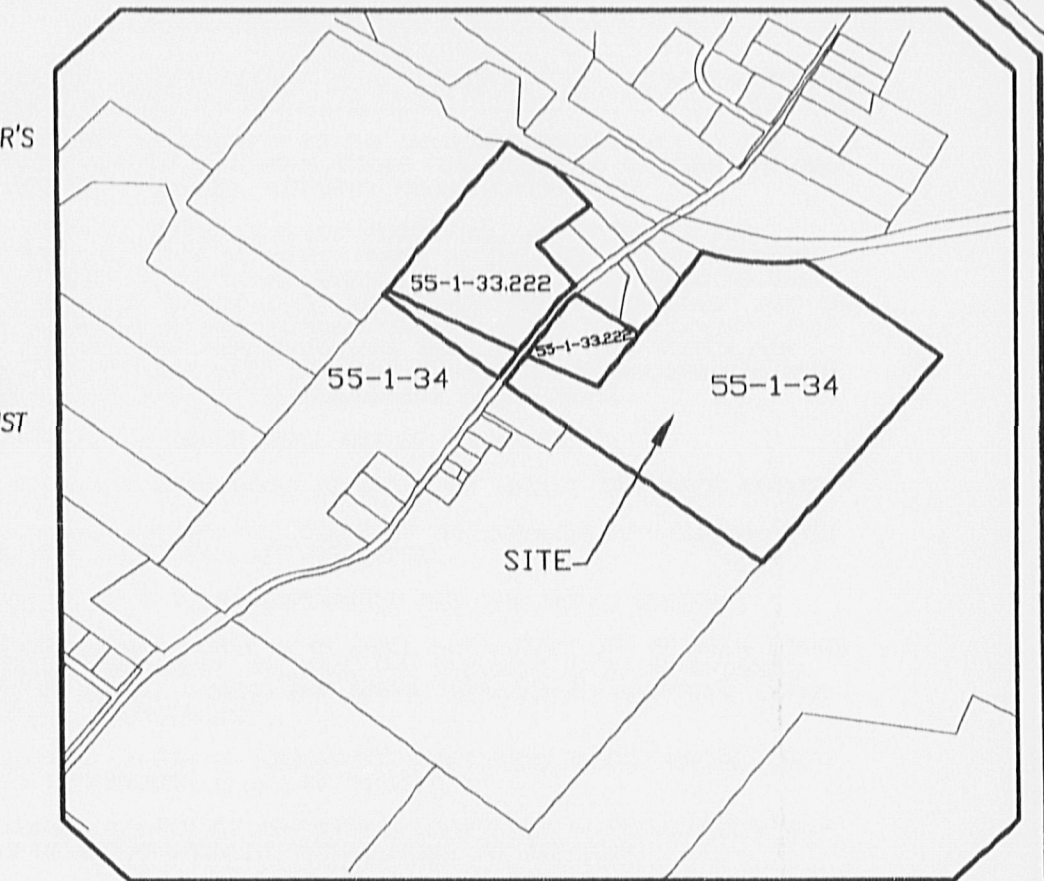
ZONE R-1 - BULK TABLE TAX LOT - 5-31-33.222 & 34

BULK	LOT AREA (SQ. FT.)	LOT WIDTH (FT.)	FRONT YARD (FT.)	REAR YARD (FT.)	SIDE YARDS (FT.)	ROAD FRONTAGE (FT.)	MAX HEIGHT	MIN L.F.A.	DEV COVERAGE
REQUIRED	80,000 SQ. FT.	175 FT.	45 FT.	50 FT.	80 FT.	70 FT.	35 FT.	1200 SF.	20%
EXISTING									
LOT 34	2,193,648± SQ. FT.	435 FT.	745 FT.	> 50 FT.	780 FT.	226 FT.	< 35 FT.	> 1200 SF.	0%
LOT 33.222	842,756± SQ. FT.	950 FT.	320 FT.	320 FT.	140 FT.	470 FT.	< 35 FT.	> 1200 SF.	4%
PROPOSED									
LOT 34	**1,969,249± SQ. FT.	750 FT.	> 45 FT.	> 50 FT.	> 80 FT.	50 FT.	< 35 FT.	> 1200 SF.	< 1%
LOT 33.222	**240,887± SQ. FT.	645 FT.	EXISTING	320 FT.	140 FT.	646 FT.	< 35 FT.	> 1200 SF.	4%
LOT 34	*2,775,425± SQ. FT.								
LOT 33.222	*260,979± SQ. FT.								

\*\* NET LOT AREA  
\* GROSS LOT AREA

NOTES:

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
3. CERTIFICATION INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATION SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
5. CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION, AS UNDERGROUND IMPROVEMENTS MAY EXIST WHICH WERE NOT LOCATED AT THE TIME OF THIS SURVEY.
6. SUBJECT TO AN UP TO DATE AND ACCURATE TITLE REPORT.
7. SUBJECT TO ANY EASEMENTS AND AGREEMENTS, IF ANY.
8. WETLANDS FLAGGED BY PIETRZAK & PFAU, LLC ON AUGUST 2007.
9. WETLANDS SURVEYED BY PIETRZAK & PFAU, LLC ON AUGUST 2007.



LOCATION PLAN EXISTING



LOCATION PLAN PROPOSED

APPLICANT

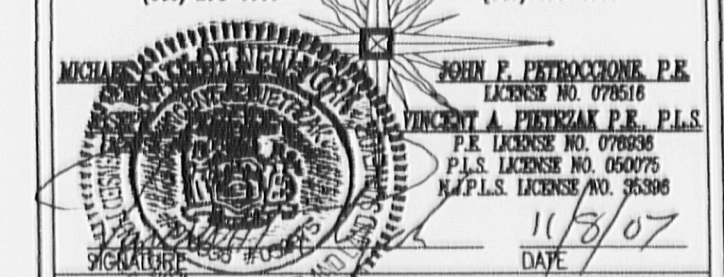
BEATTIE R ASSOCIATES, LLC  
P.O. BOX 637  
TALLMAN, NEW YORK 10982  
C/O ISSAC GROSS

OWNER

R & C Mulligan Corp  
508 Beattie Rd  
Rock Tavern NY, 12575

DATE	DESCRIPTION	INITIALS
11/8/07	REVISED PER 10/24/07 MHA COMMENTS	KW
10/5/07	REV. PER W.S. MEETING 9/17/07	GNF
9/7/07	ORIGINAL PREPARATION DATE	TBE
REVISIONS		
MAP CHECK DATE: 00/00/00	INITIALED BY: --	

**PIETRZAK & PFAU**  
ENGINEERING & SURVEYING, PLLC  
282 GREENWICH AVENUE, SUITE A  
GOSHEN, NEW YORK 10924  
(845) 284-0806  
2 HAMILTON AVENUE  
MONTICELLO, NEW YORK 12701  
(845) 706-4446



**BEATTIE R ASSOCIATES, LLC**  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK  
PROJECT TITLE

LOT LINE CHANGE

SECTION 55 BLOCK 1 LOTS 33.222 & 34  
DRAWING TITLE  
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.  
O.C.H.D. SHEET NO. 1 OF 2  
D.E.C. SHEET NO. 1 OF 2  
DRAWING NUMBER 27123.01  
SCALE 1"=100'  
CAD REFERENCE 27123.01WORK  
PROJECT NUMBER 27123.01

FOR TOWN OF NEW WINDSOR PLANNING BOARD APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

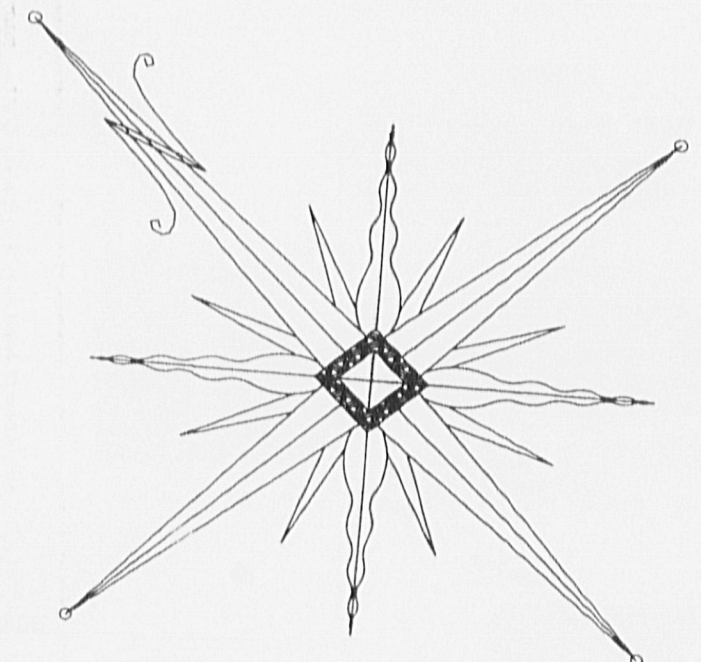
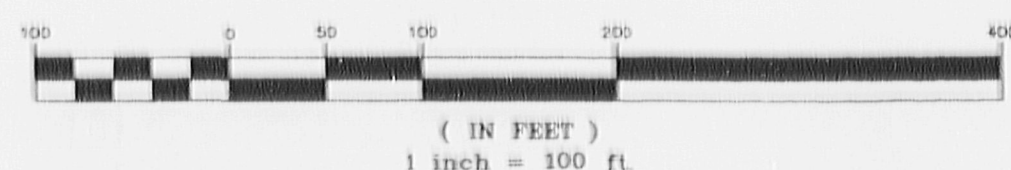
By: [Signature]  
[Signature]  
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I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY COMPLETED ON OCT. 2007

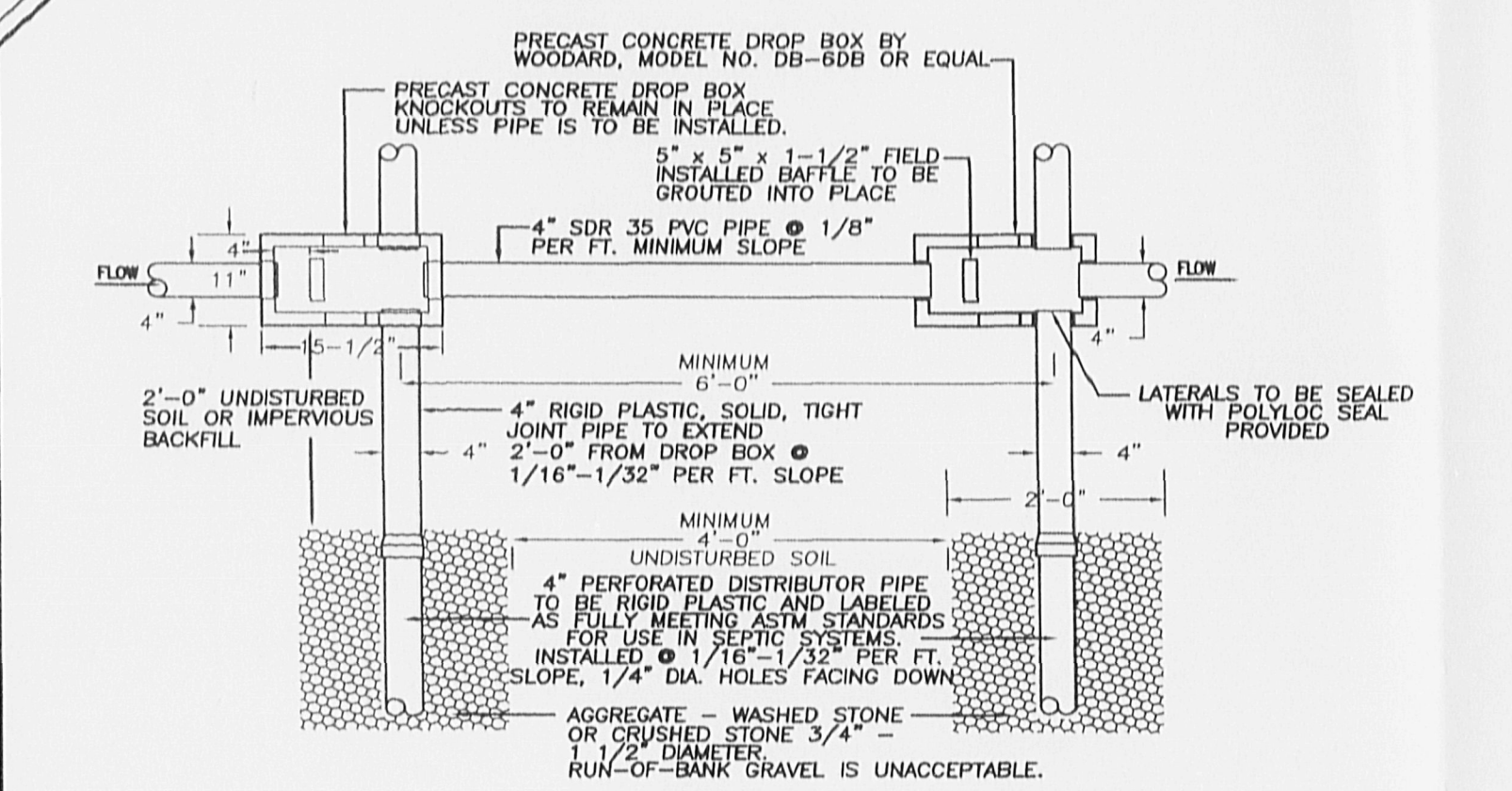
55-1-34  
OLD LOT AREA=50.36± ACRES  
NEW LOT AREA=63.72± ACRES

55-1-33.222  
OLD LOT AREA=19.35± ACRES  
NEW LOT AREA=5.99± ACRES

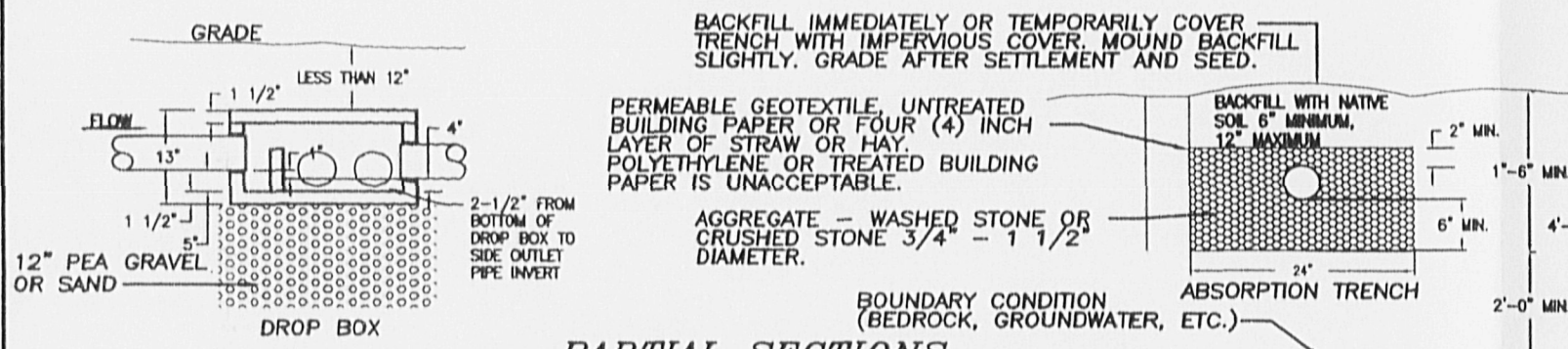
GRAPHIC SCALE







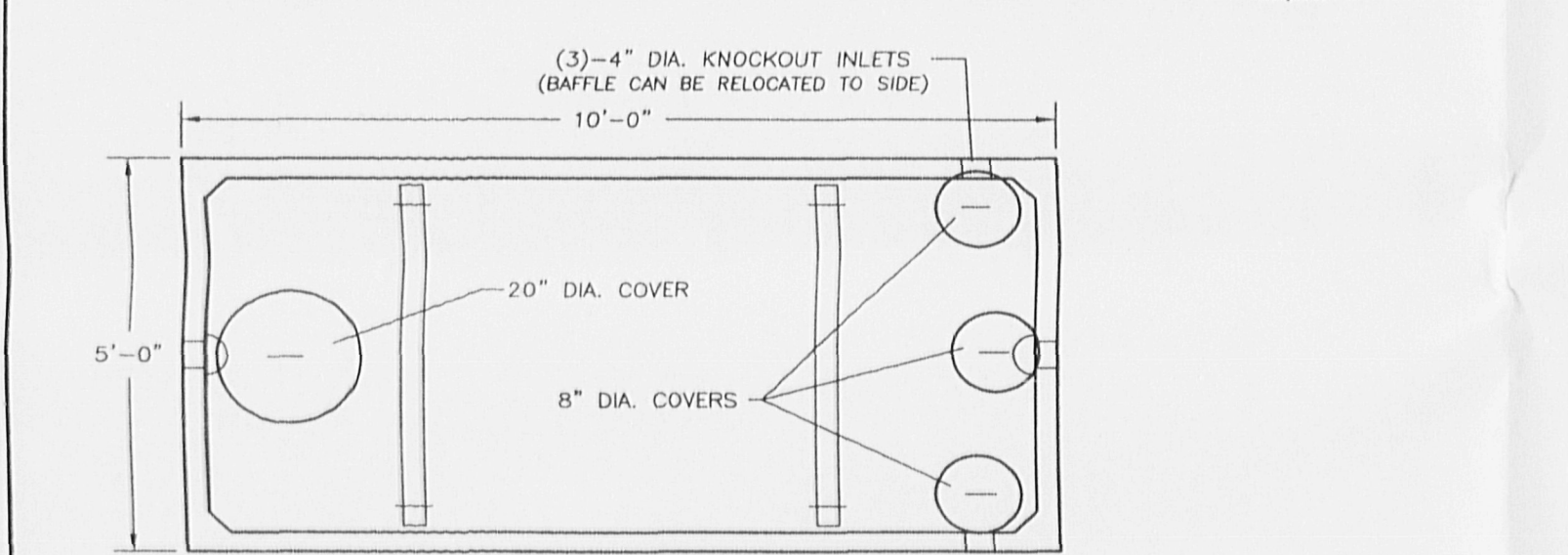
PLAN



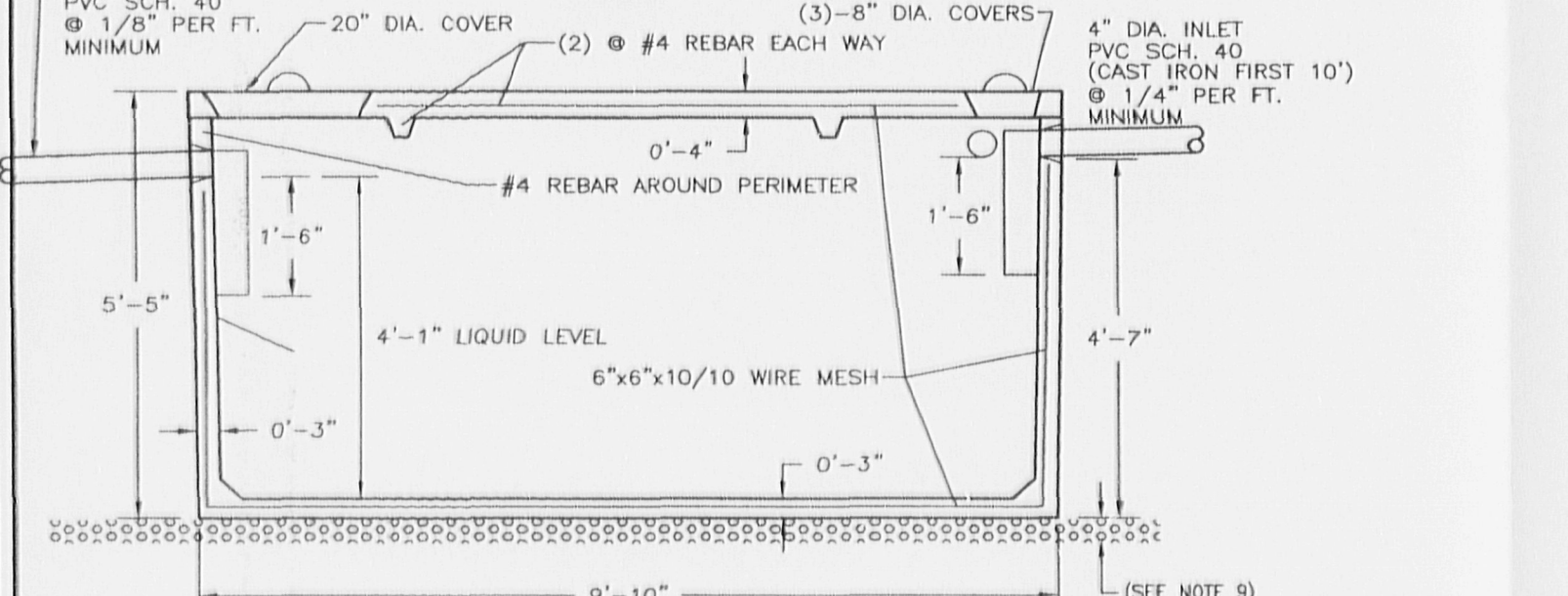
PARTIAL SECTIONS

- NOTES:
1. ABSORPTION FIELDS SHALL NOT BE BUILT UNDER DRIVEWAYS, PARTS OF BUILDINGS OR UNDER ABOVE-GROUND POOLS OR OTHER AREAS SUBJECT TO HEAVY LOADINGS.
  2. THE AGGREGATE SHALL BE COVERED WITH A PERMEABLE GEOTEXTILE, UNTREATED BUILDING PAPER OR A FOUR INCH LAYER OF RAY OR STRAW, PRIOR TO BACKFILLING.
  3. TRENCHES SHALL NOT BE CONSTRUCTED IN WET SOIL.
  4. SIDES AND BOTTOM OF TRENCHES SHALL BE RAKED IMMEDIATELY PRIOR TO PLACING GRAVEL.
  5. THE END OF ALL DISTRIBUTOR PIPES SHALL BE PLUGGED.
  6. HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE FIELD EXCEPT FOR ACTUAL CONSTRUCTION OF THE FIELD. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE AREA OF THE PROPOSED FIELD, BEFORE AND AFTER CONSTRUCTION.
  7. DISTRIBUTION LATERALS SHALL BE SLOPED AT 1/16"-1/32" PER FOOT.
  8. ABSORPTION TRENCH BOTTOM TO BE SET LEVEL.
  9. DISTRIBUTION LATERALS ARE TO BE SET WITH PERFORATIONS FACING DOWN.

DROP BOX/ABSORPTION TRENCH DETAIL



PLAN



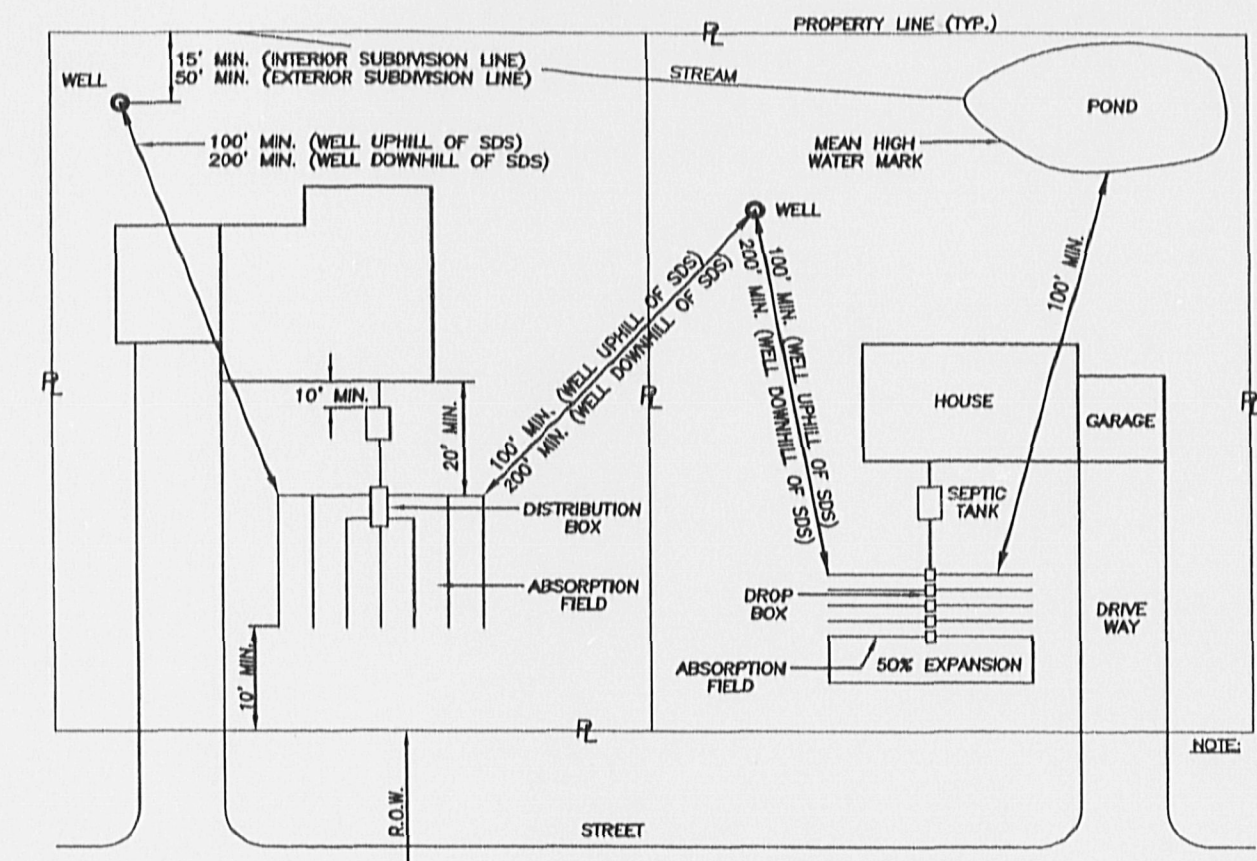
SECTION

- NOTES:
1. SEPTIC TANK TO BE INSTALLED A MINIMUM OF TEN (10) FEET FROM BUILDING FOUNDATION.
  2. LOCATION STAKE TO BE SET IN GROUND DIRECTLY ABOVE THE INLET END COVER.
  3. SEPTIC TANK TO BE COVERED WITH EARTH TO A MINIMUM DEPTH OF 6" AND A MAXIMUM DEPTH OF 12".
  4. PRECAST CONCRETE TO REACH 4000 PSI STRENGTH @ 28 DAYS. TANK CONSTRUCTION JOINTS TO BE SEALED WITH BUTYL RUBBER BASE CEMENT.
  5. INLET INVERT TO BE 3" HIGHER THAN OUTLET INVERT.
  6. INLET AND OUTLET JOINTS TO BE SEALED WITH PORTLAND CEMENT GROUT.
  7. PRECAST CONCRETE SEPTIC TANK TO BE AS MANUFACTURED BY WOODWARD'S CONCRETE PRODUCTS, INC. MODEL ST1250.
  8. 3" MINIMUM OF SAND, PEA GRAVEL OR TRENCH AGGREGATE FOR BEDDING.

SEPTIC TANK DETAIL

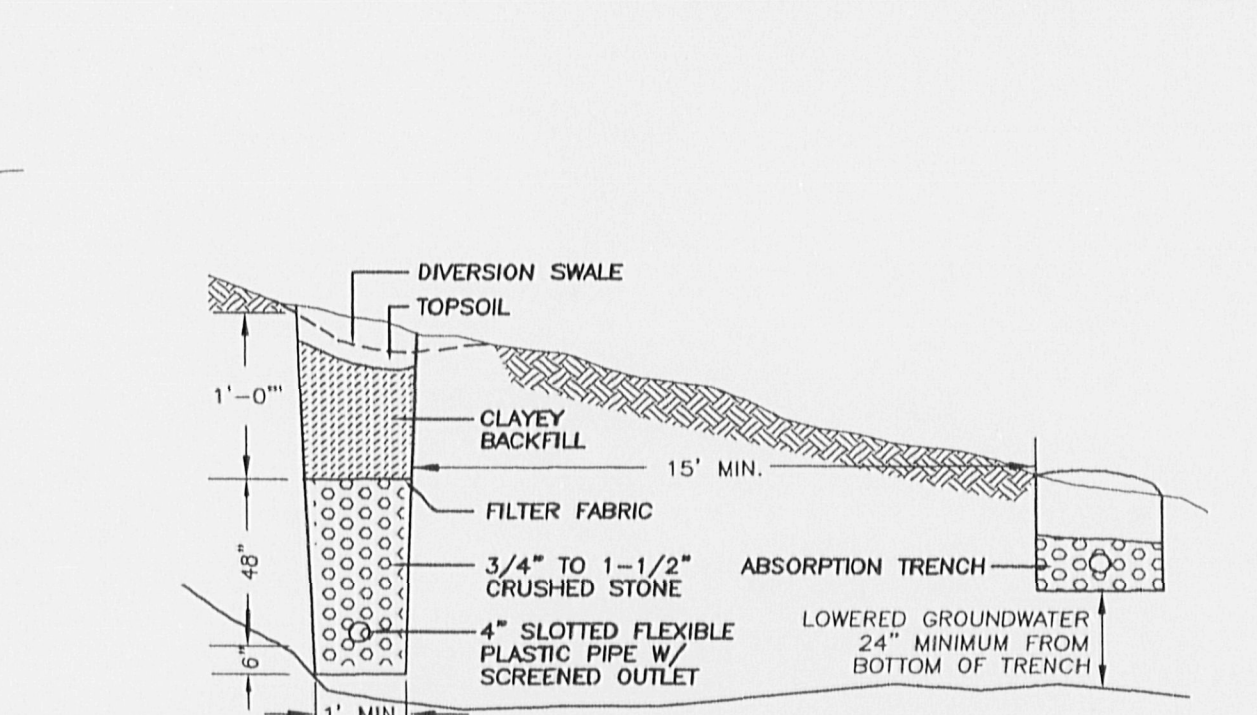
**ENGINEER'S CERTIFICATION**

THE PROPOSED SEWAGE DISPOSAL SYSTEM(S) AND WATER SUPPLY SYSTEM(S) SHOWN ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS. THE DESIGN(S) ARE BASED UPON ACTUAL SOIL AND SITE CONDITIONS FOUND UPON THE LOT(S) AT THE DESIGN LOCATION AT THE TIME OF DESIGN.



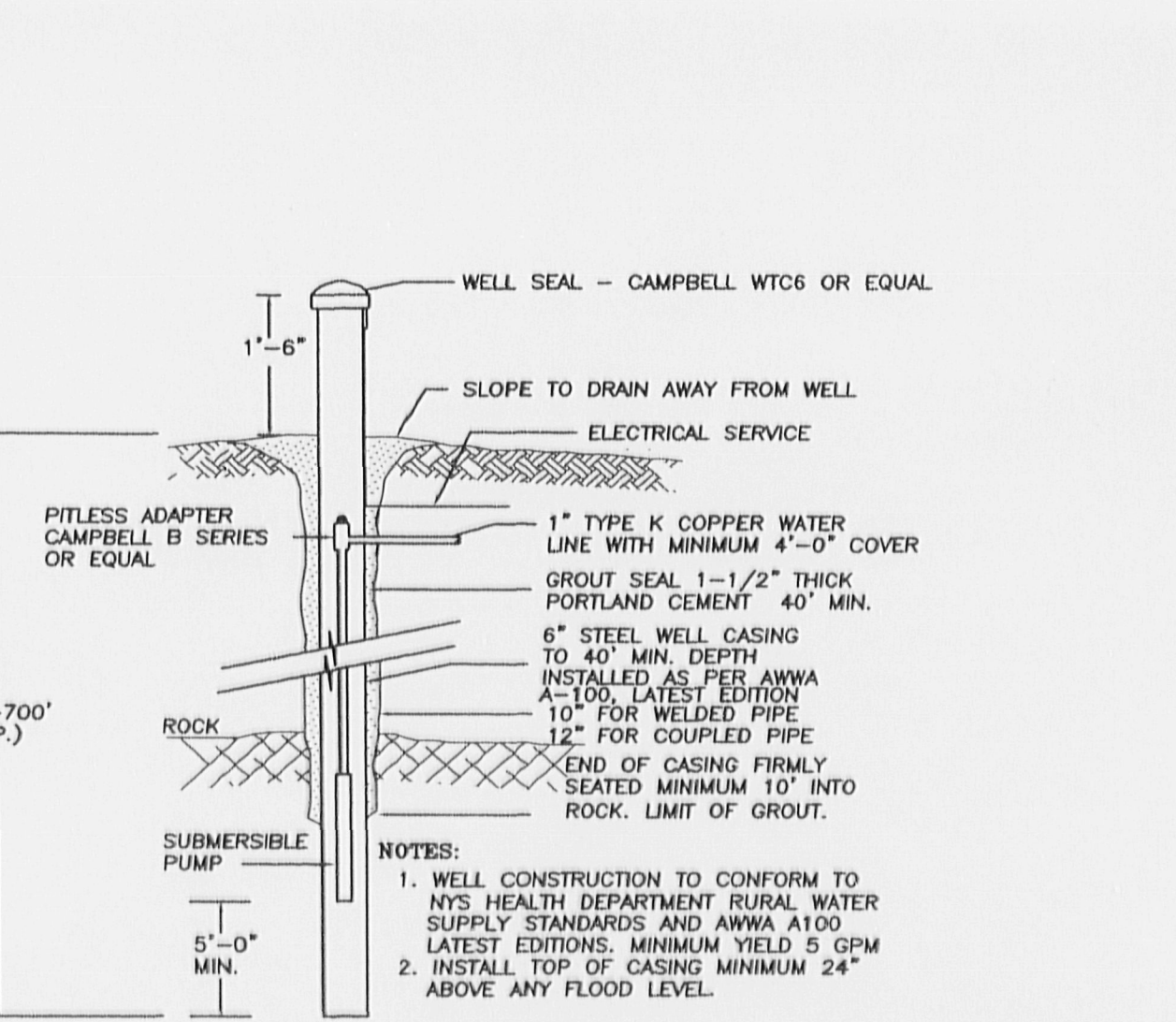
TYPICAL SEPARATION DISTANCE REQUIREMENTS

N.T.S. CAD\SDS39



CURTAIN DRAIN DETAIL

(IF REQUIRED)

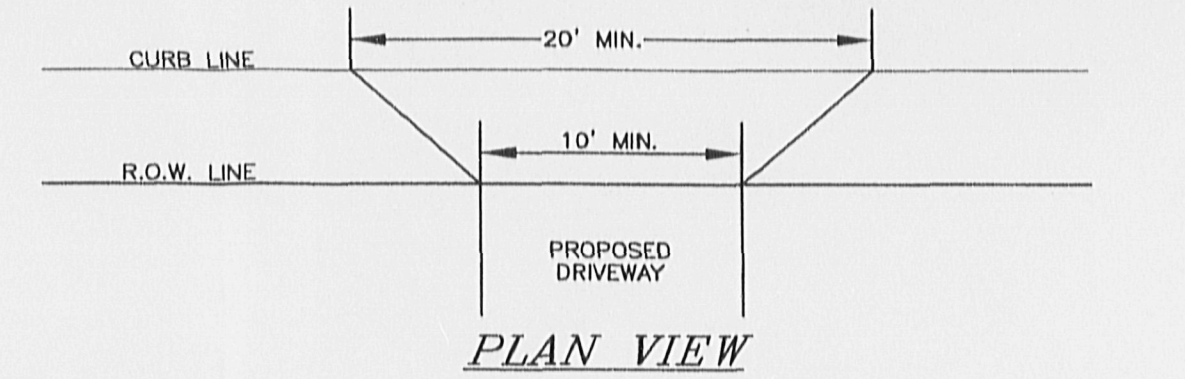


WELL DETAIL

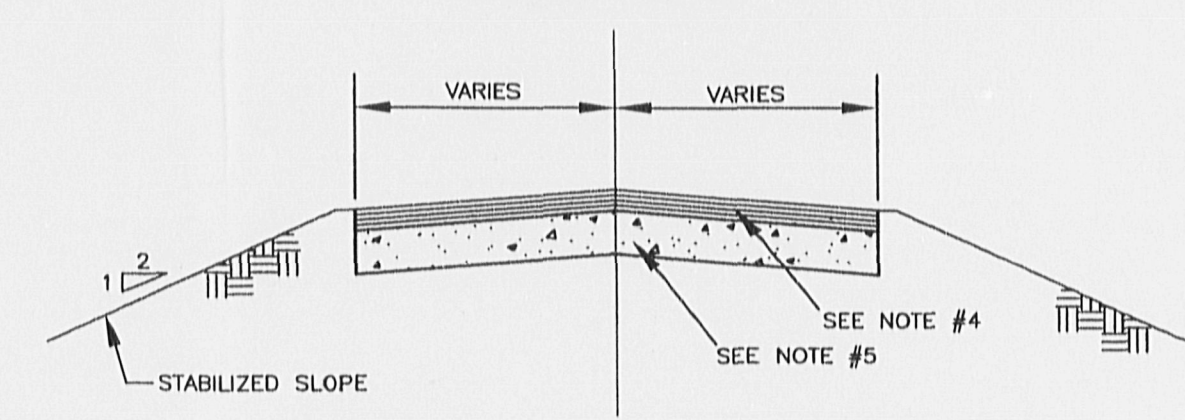
N.T.S.

SCHEDULE OF SANITARY VALUES (SEPTIC SYSTEM DESIGN)						
LOT NO.	DEEP PIT NO. 1 RESULTS	DEEP PIT NO. 2 RESULTS	WITNESSED DEEP PIT NO. 1 RESULTS	WITNESSED PERC RATE STABILIZED	PERC RATE STABILIZED	SEPTIC TANK SIZE (GAL)
34	0-8" TOPSOIL 8"-36" LT BR SILT LOAM W/ GRAVEL & COBBLES 36"-60" BR SILT LOAM W/ CLAY GRAVEL & COBBLES 60"-84" SAND SILT LOAM W/ GRAVEL & MOTTLING NO GROUNDWATER NO BEDROCK	0-8" TOPSOIL 8"-36" LT BR SILT LOAM W/ GRAVEL & COBBLES 36"-60" BR SILT LOAM W/ CLAY GRAVEL, COBBLES & LARGE ROCKS NO GROUNDWATER NO BEDROCK		WP1: STABILIZED @ 14 MIN. WP2: STABILIZED @ 33 MIN.	P1: STABILIZED @ 2 MIN. P2: STABILIZED @ 13 MIN.	1,250

- NOTES:
1. PERCOLATION TESTS WERE PERFORMED ON 10/04/07 BY PIETRZAK AND PFAU, PLLC.
  2. WITNESSED PERCOLATION TESTS WERE PERFORMED ON 10/18/07 BY PIETRZAK & PFAU, LLC AND WERE WITNESSED BY MCGOY HAUSER & EDSALL.
  3. ALL PERCOLATION TEST WERE PERFORMED AT A DEPTH OF 24".
  4. DEEP TEST PITS WERE PERFORMED ON 10/04/07 BY PIETRZAK AND PFAU, PLLC.



PLAN VIEW

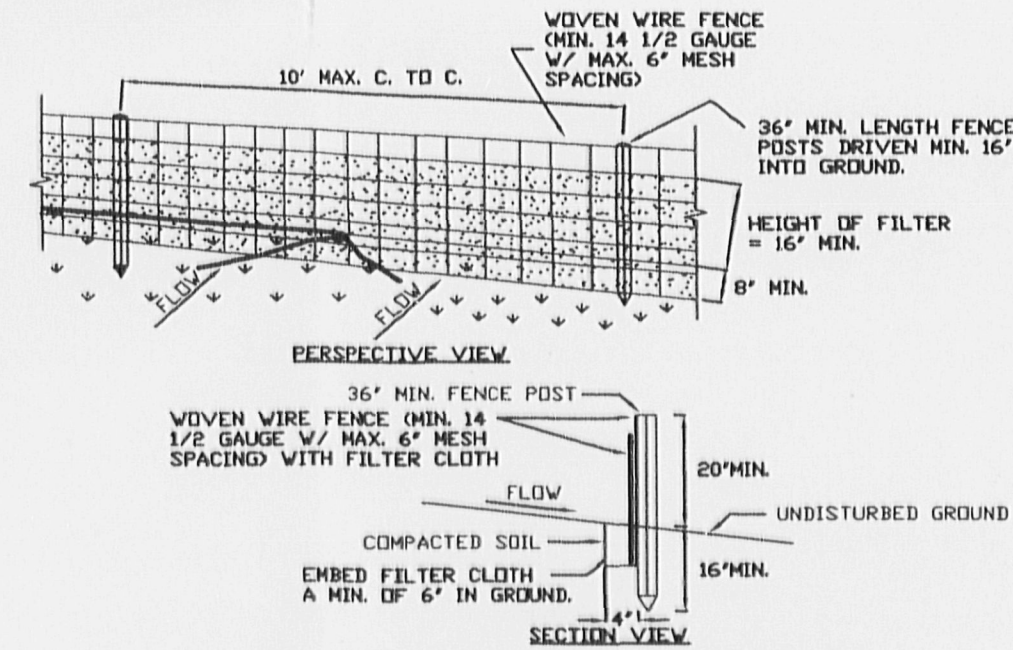


CROSS-SECTION VIEW

RESIDENTIAL DRIVEWAY DETAIL

N.T.S. ACAD\DWG1

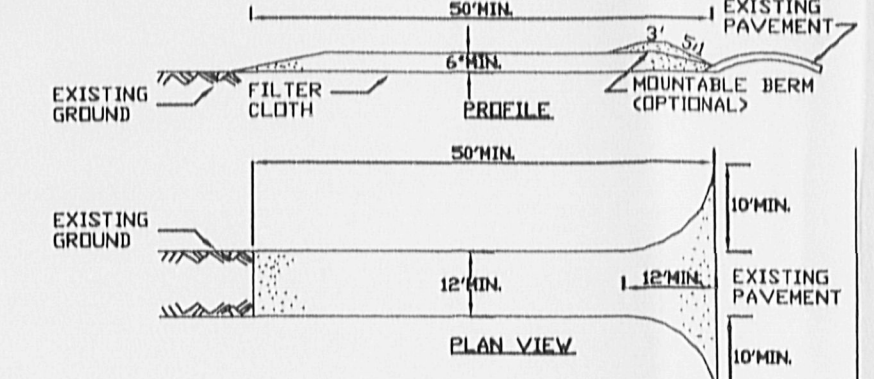
- NOTES:
1. RESIDENTIAL DRIVES MUST BE PAVED FROM THE CURB OR STREET PAVEMENT LINE TO THE RIGHT-OF-WAY LINE.
  2. ALL DRIVEWAYS SHALL HAVE A MINIMUM SLOPE OF 1 INCH PER FOOT AWAY FROM THE TOWN ROADWAY FOR A MINIMUM DISTANCE OF FOUR FEET.
  3. ALL DRIVEWAYS TO BE CONSTRUCTED IN COMPLIANCE WITH SECTION 252-42(B) OF THE TOWN OF NEW WINDSOR CODE.
  4. A) TOP COURSE WITHIN TOWN RIGHT-OF-WAY SHALL CONSIST OF 3" MIN. HOT-MIX ASPHALT CONCRETE WEARING COURSE.  
B) TOP COURSE OUTSIDE TOWN R.O.W. SHALL CONSIST OF 2" MIN. PAVED COURSE.  
5. A) FOUNDATION COURSE WITHIN TOWN RIGHT-OF-WAY SHALL CONSIST OF 6" MIN. FOUNDATION COURSE (NYS DOT ITEM #4).  
B) FOUNDATION COURSE OUTSIDE TOWN R.O.W. SHALL CONSIST OF 4" MIN. FOUNDATION COURSE (NYS DOT ITEM #4).



CONSTRUCTION SPECIFICATIONS

- NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "1" OR "U" TYPE OR HARDWOOD.
  2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
  3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100K, STABILINKA 1140N, OR APPROVED EQUIVALENT.
  4. PREFABRICATED UNITS SHALL BE GEOTAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
  5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE



CONSTRUCTION SPECIFICATIONS

- NOTES:
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
  2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
  3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
  4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRIES TO SITE.
  5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
  6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
  7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED INTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
  8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

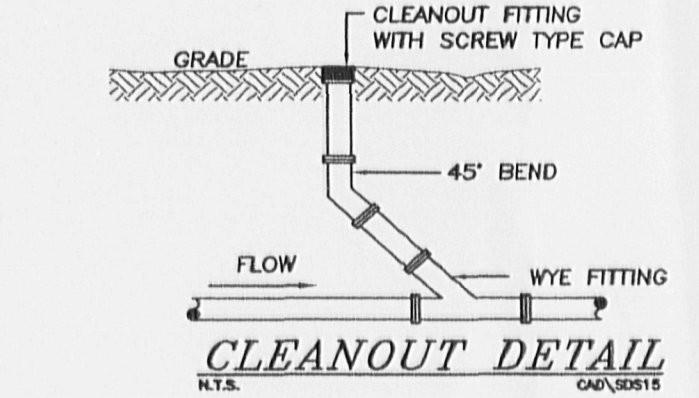
STABILIZED CONSTRUCTION ENTRANCE

### APPLICANT

BEATTIE R ASSOCIATES, LLC  
P.O. BOX 637  
TALLMAN, NEW YORK 10982  
C/O ISSAC GROSS

### OWNER

R & C Mulligan Corp  
508 Beattie Rd  
Rock Tavern NY, 12575



CLEANOUT DETAIL



SWALE CROSS SECTION

### GENERAL NOTES - SEWAGE SYSTEMS

1. SEPTIC SYSTEMS TO CONFORM TO THE MINIMUM REQUIREMENTS OF THE N.Y.S. HEALTH DEPARTMENT STANDARDS/CODES FOR INDIVIDUAL DISPOSAL SYSTEMS, APPENDIX 75-A, AND THE AUTHORITY HAVING JURISDICTION.
2. THE SANITARY FACILITIES ON THESE PLANS SHALL BE INSPECTED FOR COMPLIANCE WITH THE APPROVED PLANS, AT THE TIME OF CONSTRUCTION, BY A LICENSED PROFESSIONAL ENGINEER. WRITTEN CERTIFICATION TO THAT EFFECT SHALL BE SUBMITTED TO THE COUNTY HEALTH DEPARTMENT AND THE LOCAL BUILDING CODE ENFORCEMENT OFFICER PRIOR TO OCCUPANCY, AND SHALL INDICATE THAT ANY JOINTS HAVE BEEN SEALED AND TESTED FOR WATER TIGHTNESS AND THAT THE TANK IS INSTALLED IN ACCORDANCE WITH APPENDIX 75-A AND THE MANUFACTURERS INSTRUCTIONS.
3. SEPTIC FIELDS AND WELLS SHALL NOT BE RELOCATED.
4. ALL PERCOLATION TESTS TAKEN AT 24" - 30" UNLESS OTHERWISE NOTED.
5. SEPTIC SYSTEM DESIGNS ARE BASED ON THE SLOWEST PERCOLATION RATE FOUND WITHIN THE AREA OF THE SYSTEM.
6. LAUNDRY WASTE IS TO BE DISCHARGED INTO THE SEPTIC SYSTEM.
7. HOUSE SEWER AND SEWER RUNS SHALL NOT EXCEED 75' BETWEEN POINTS OF POSSIBLE CLEANOUT. AT LEAST ONE CLEANOUT IS TO BE PROVIDED. BENDS ARE TO BE AVOIDED BUT WHERE REQUIRED AN ADDITIONAL CLEAN-OUT SHALL BE INSTALLED.
8. THE MAXIMUM LENGTH OF ABSORPTION LINES USED IN CONJUNCTION WITH GRAVITY DISTRIBUTION SHALL BE 60 FEET.
9. THE MAXIMUM LENGTH OF ABSORPTION LINES USED IN CONJUNCTION WITH PRESSURE DISTRIBUTION OR DOSING SHALL BE 100 FEET.
10. FOOTING DRAINS ARE NOT TO DISCHARGE INTO THE SEPTIC SYSTEM. FOOTING AND CURTAIN DRAINS ARE TO RUN TO DAYLIGHT WITH RODENT SCREEN.
11. UNLESS OTHERWISE INDICATED ON THESE PLANS, INDIVIDUAL SEPTIC TANKS ARE NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS.
12. TRENCHES SHALL NOT BE CONSTRUCTED IN WET SOILS.
13. SIDES AND BOTTOM OF TRENCHES SHALL BE RAKED IMMEDIATELY PRIOR TO PLACING GRAVEL.
14. THE END OF ALL DISTRIBUTOR PIPES SHALL BE PLUGGED.
15. HEAVY EQUIPMENT SHALL BE KEPT OFF THE AREA OF THE TIRE FIELD EXCEPT FOR THE ACTUAL CONSTRUCTION OF THE FIELD. THERE SHALL BE NO UNNECESSARY MOVEMENT OF CONSTRUCTION EQUIPMENT IN THE AREA OF THE PROPOSED FIELD BEFORE, DURING AND AFTER CONSTRUCTION. EXTREME CARE MUST BE TAKEN DURING THE ACTUAL CONSTRUCTION SO AS TO AVOID ANY UNDOE COMPACTION THAT COULD RESULT IN A CHANGE OF THE ABSORPTION CAPACITY OF THE SOIL ON WHICH THE DESIGN WAS BASED.
16. THERE IS NO REGRADING ALLOWED IN THE AREA OF THE ABSORPTION FIELD.
17. NO SWIMMING POOLS, DRIVEWAYS, OR STRUCTURES WHICH MAY COMPACT THE SOIL SHALL BE LOCATED OVER ANY PORTION OF THE ABSORPTION FIELD.
18. THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBAGE GRINDERS, WATER CONDITIONERS OR JACUZZI TYPE SPA TUBS OVER 100 GALLONS. AS SUCH, THESE ITEMS SHALL NOT BE INSTALLED UNLESS THE SDS IS REDESIGNED TO ACCOUNT FOR THEM AND REAPPROVED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH.
19. THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK (OR ANY PUMPING OR DOSING CHAMBER) TO THE HOUSE, ALLOWING SEPTIC GASES TO DISCHARGE THROUGH THE STACK VENT.

### GENERAL NOTES - WATER SYSTEMS

1. WELL CONSTRUCTION SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE N.Y.S. HEALTH DEPARTMENT STANDARDS.
2. TREATMENT FOR HARDNESS SHOULD BE CONSIDERED ONLY IF EXCESSIVE HARDNESS IS FOUND (GREATER THAN 150 MG/L) IN EACH INDIVIDUAL WELL.
3. SEPTIC FIELDS AND WELLS ARE NOT TO BE RELOCATED.
4. FOOTING DRAINS WITHIN 25 FEET OF A WELL MUST BE WATERTIGHT.
5. WELLS TO BE INSTALLED 100 FEET FROM ANY SEPTIC SYSTEM, AND 200 FEET FROM SEPTIC SYSTEMS WHICH ARE UPHILL FROM THE WELL.
6. WELL CASING IS TO BE INSTALLED 10 FEET INTO IMPERVIOUS BEDROCK.

DATE	REVISIONS	INITIALS
11/8/07	REVISED PER 10/24/07 MHA COMMENTS	KW
10/5/07	REV. PER W.S. MEETING 9/17/07	GNI
9/7/07	ORIGINAL PREPARATION DATE	TBE
DATE	DESCRIPTION	INITIALS
MAP CHECK DATE: 00/00/00 INITIALED BY: --		

**PIETRZAK & PFAU**  
ENGINEERING & SURVEYING, PLLC  
282 GREENWICH AVENUE, SUITE A  
GOSHEN, NEW YORK 10924  
(645) 234-0008

2 HAMILTON AVENUE  
MONTICELLO, NEW YORK 12701  
(645) 798-4646

PIETRZAK & PFAU, P.E.  
LICENSE NO. 076618  
PIETRZAK & PFAU, P.E.  
LICENSE NO. 076618  
PIETRZAK & PFAU, P.E.  
LICENSE NO. 076618

10/9/07  
DATE

**BEATTIE R ASSOCIATES, LLC**  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

**DETAILS**

SECTION 55 BLOCK 1 LOTS 33.222 & 34

DRAWING TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7205, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

O.C.H.D. SHEET NO. 2 OF 2 D.E.C. SHEET NO. 2 OF 2 DRAWING NUMBER 27123.01

SCALE AS NOTED CAD REFERENCE 2712301WORK PROJECT NUMBER 27123.01